



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 - RESIDENTIAL BUILDING R4B, BARANGAROO SOUTH**

We write on behalf of Lend Lease (Millers Point) Pty Ltd, the proponent for the proposed One Sydney Harbour - Residential Building R4B 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). Concept Plan (Mod 8) is in the process of being prepared and it is anticipated to be lodged with the Department shortly. As such, the proposed Residential Building R4B 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 Residential Building R4B site is located on land identified in the Concept Plan (Mod 8) request for DGRs dated 17 March 2014 as part of Block 4 (4A), which is indicated on **Figure 1**. The site is located on the northern side of the future Globe Street and between the future Residential Building R4A to the

west and R5 to the east. The site is legally described as Lots 3 & 5 in DP 876514 and the owner of the site is the Barangaroo Delivery Authority.

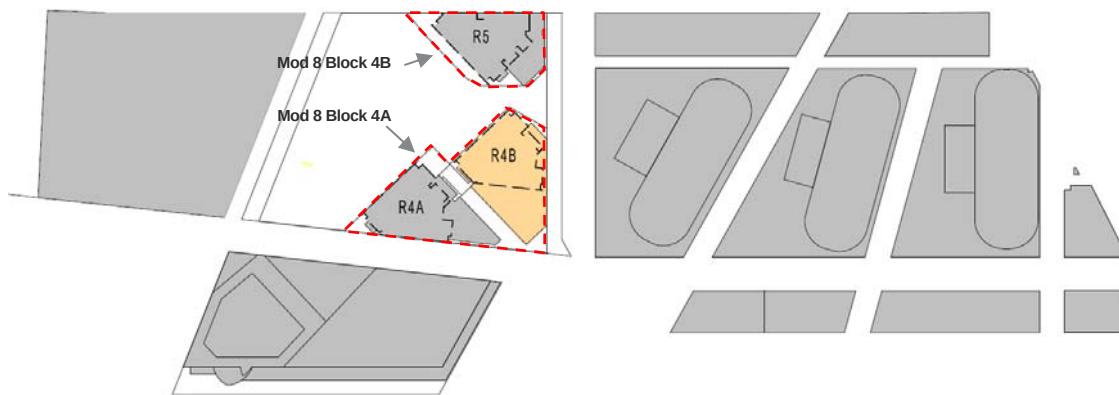


Figure 1 – Site Plan

2.0 DESCRIPTION OF PROPOSED DEVELOPMENT

The SSD application will seek consent for the construction and use of Residential Building R4B at Barangaroo South. Residential Building R4B will be a residential tower and podium of approximately 59 storeys comprising approximately 330 apartments. The building will have an approximate height of RL 210 and GFA of 39,088m² comprising predominantly residential floor space with a small area of retail at ground floor level. Associated building and ground floor level landscaping works will also be proposed. Conceptual drawings including floor plans and elevations have been prepared by Lend Lease (refer to **Attachment A**). A conceptual elevation is shown at **Figure 2**. The subject site is delineated by a red line on the drawings at **Attachment A**.

Residential Building R4B will be located above the future Stage 1B Basement, which will be shared with two other proposed residential buildings in Concept Plan (Mod 8) Block 4, being Residential Building R4A located to the north-west (Block 4A) and Residential Building R5 located to the east (Block 4B). Separate SSDs will be lodged concurrently for the Basement and Residential Buildings R4A and R5. The building's lower core and all associated basement services will form part of the Stage 1B Basement application, however the number and use of the car spaces within the Basement will form part of the Residential Building R4B application. As such the application will seek consent for the construction of above ground building works and associated landscaping use of the building and adjacent open space, and use of the car spaces within the Stage 1B Basement.

A separate DA for the public domain within Stage 1B, including the park to the north of R4B will also be prepared. Temporary public domain works will be proposed around the perimeter of the building to provide for potential construction staging.

The building will be designed within the sustainability framework for the Barangaroo Precinct.

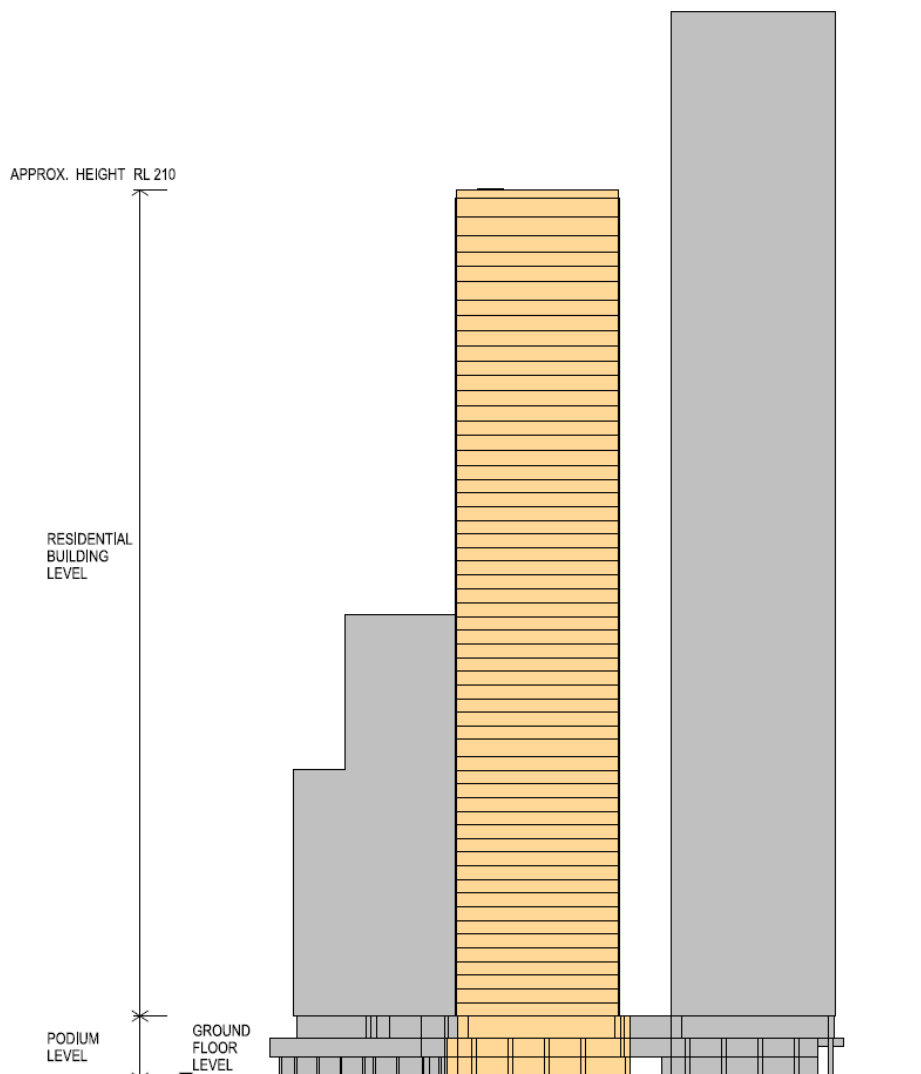


Figure 2 – Conceptual elevation of Building R4B

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 Building R4B is located on land zoned B4 Mixed Use under the SEPP (as proposed to be amended). The SEPP (as proposed to be amended) also provides a building envelope (height and Gross Floor Area (GFA)) for Block 4A.

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 heights of the buildings within the modified 'Block 4' is to be increased and the footprints of those buildings rationalised. Building R4B is located within the modified Block 4A. A plan showing the R4 site in the context of the wider changes proposed under Concept Plan (Mod 8) is shown at **Figure 3**. It is noted that at the time of the request it was not known if R4 would be one or two towers.

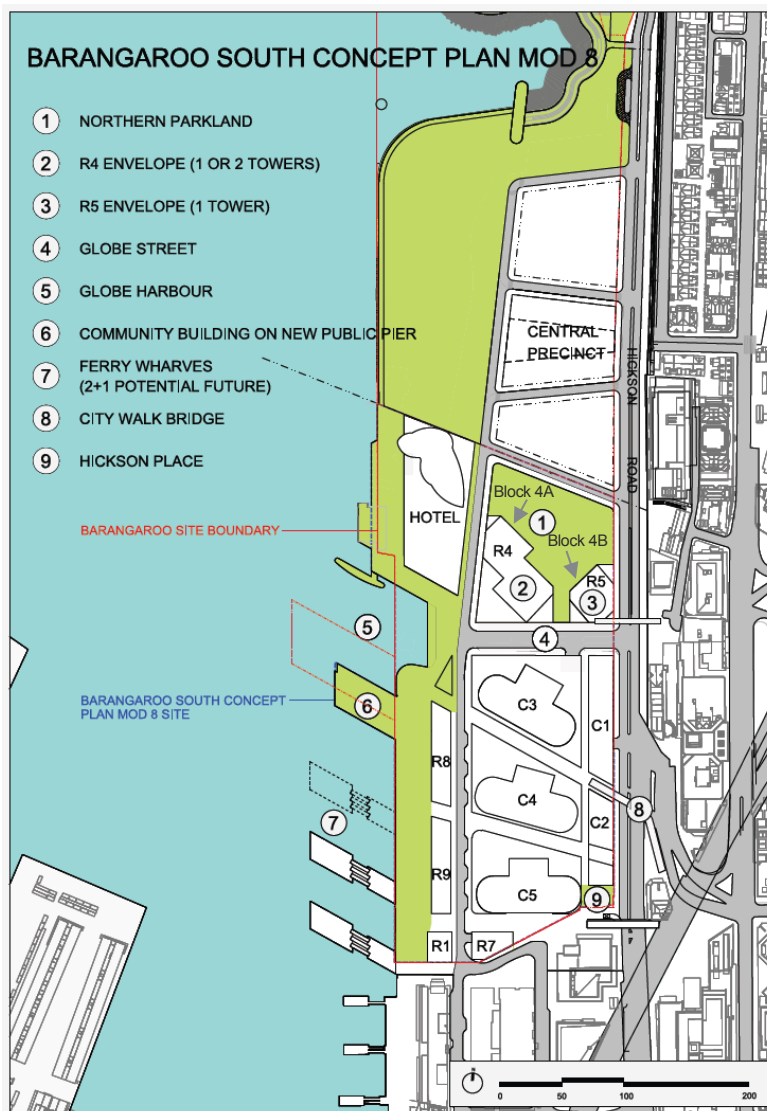


Figure 3 – Concept Plan (Mod 8) Layout

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 No. 65 – Residential Flat Design Code;
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004;
- 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 Residential Building R4B will be located within the B4 Mixed Use zone. The proposed residential use is permissible in the B4 Mixed Use zone.

The proposed Residential Building R4B SSDA 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.

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;
- public domain and access;
- transport and accessibility (pedestrian, cycling, public transport and car parking);
- residential amenity;
- amenity including wind, noise, overshadowing and reflectivity;
- ecologically sustainable development;
- infrastructure and stormwater;
- 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 Residential Building R4B. Residential Building R4B will contribute to the built form of Barangaroo South, fulfilling the envisaged development for the Barangaroo South 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.

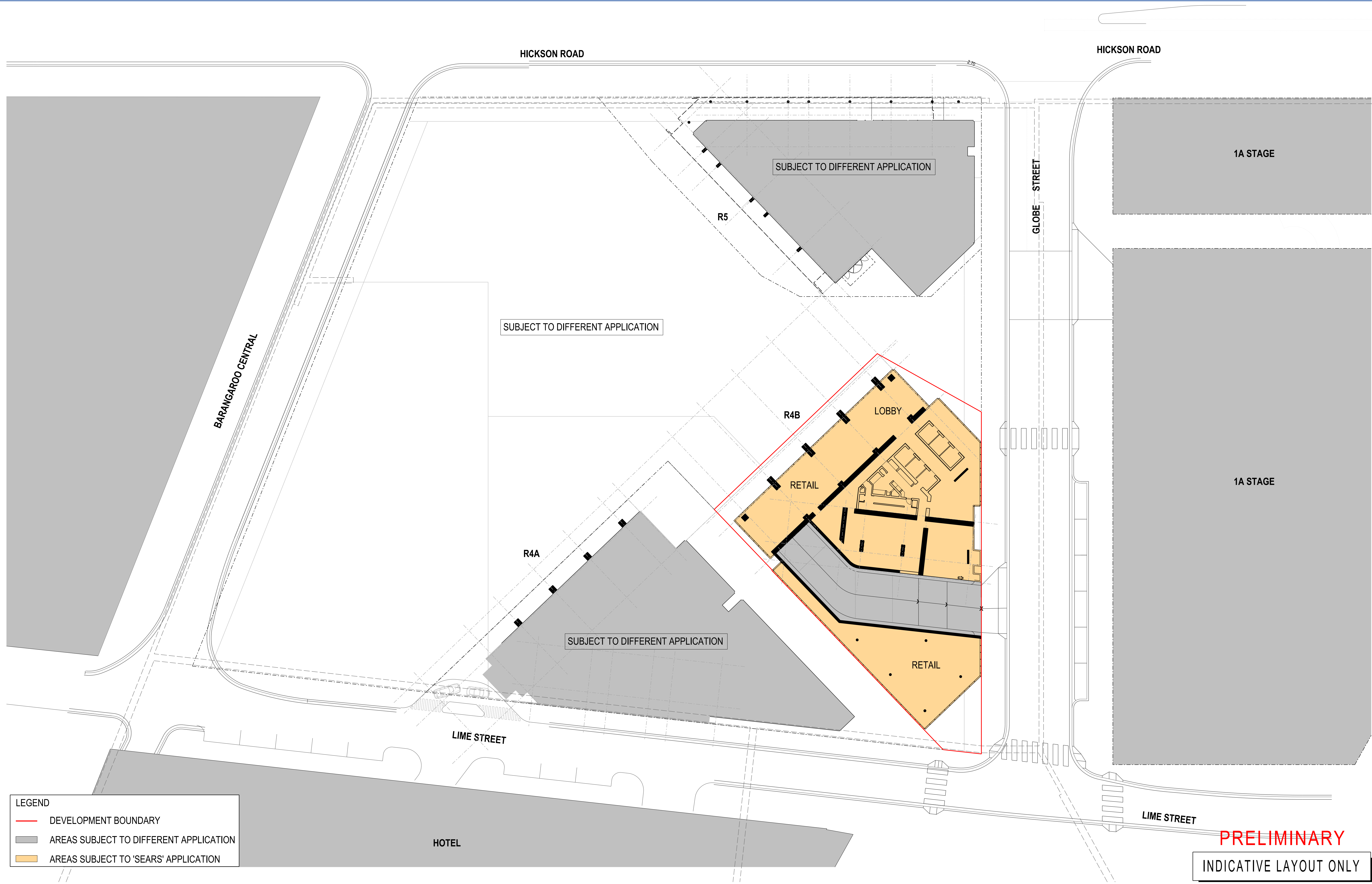
Yours faithfully

A handwritten signature in blue ink, appearing to read 'M Rowe', with a long horizontal flourish extending to the right.

Michael Rowe
Principal Planner

Enc.

Attachment A – Conceptual Architectural Drawings prepared by Lend Lease Design





LEGEND

AREAS SUBJECT TO DIFFERENT APPLICATION

AREAS SUBJECT TO 'SEARS' APPLICATION



GRAHAM W JONES
Principal Architect
FRAIA NSW ARB 4005

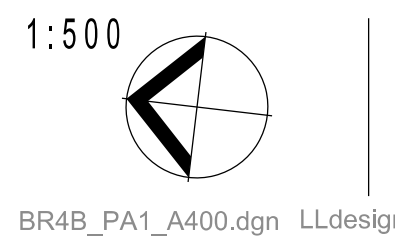
Lend Lease (Millers Point)
Pty Limited

ONE SYDNEY HARBOUR
BARANGAROO SOUTH

RESIDENTIAL BUILDING R4B
ELEVATION - NORTH

Purpose: Approved: Date:

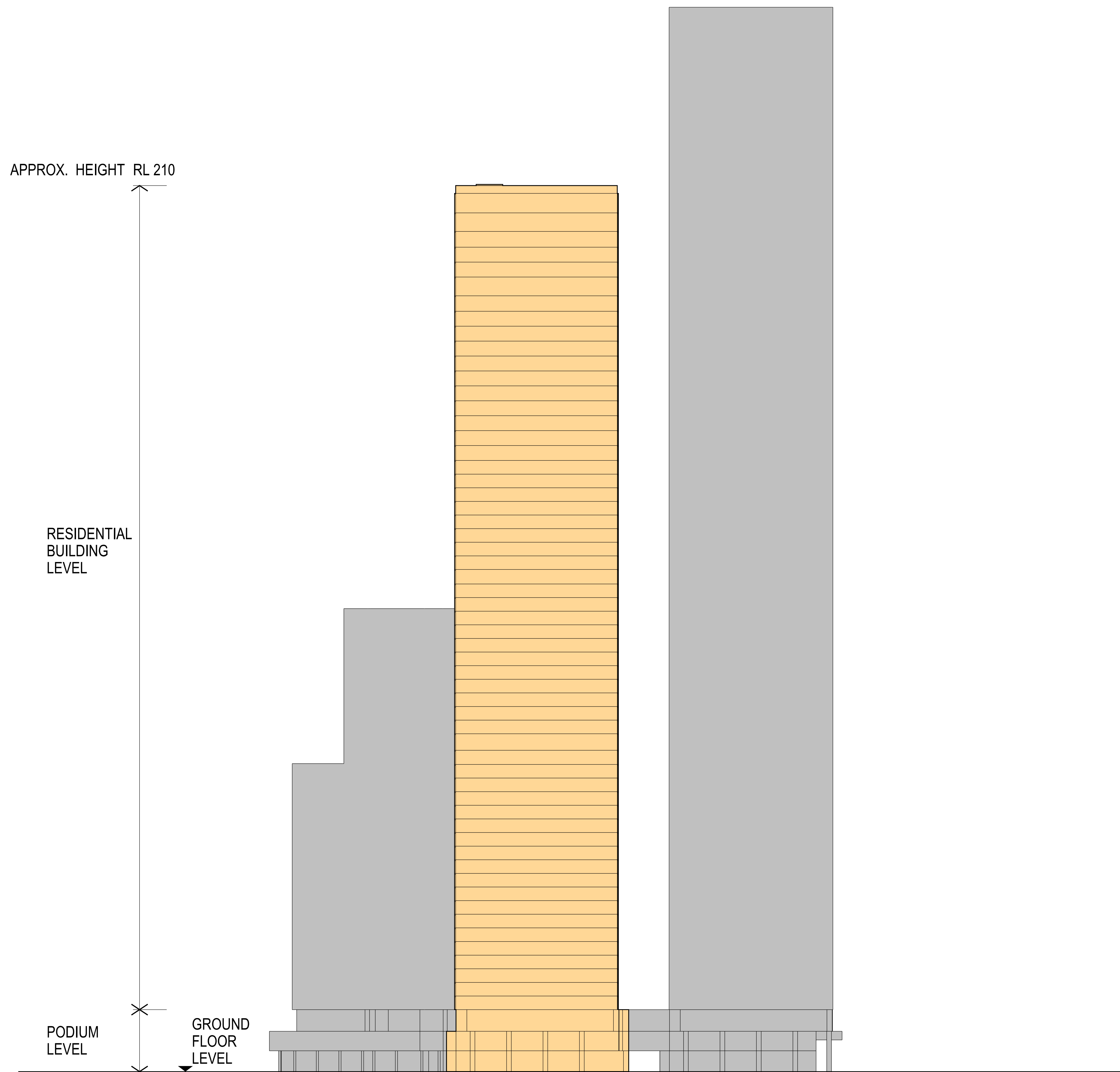
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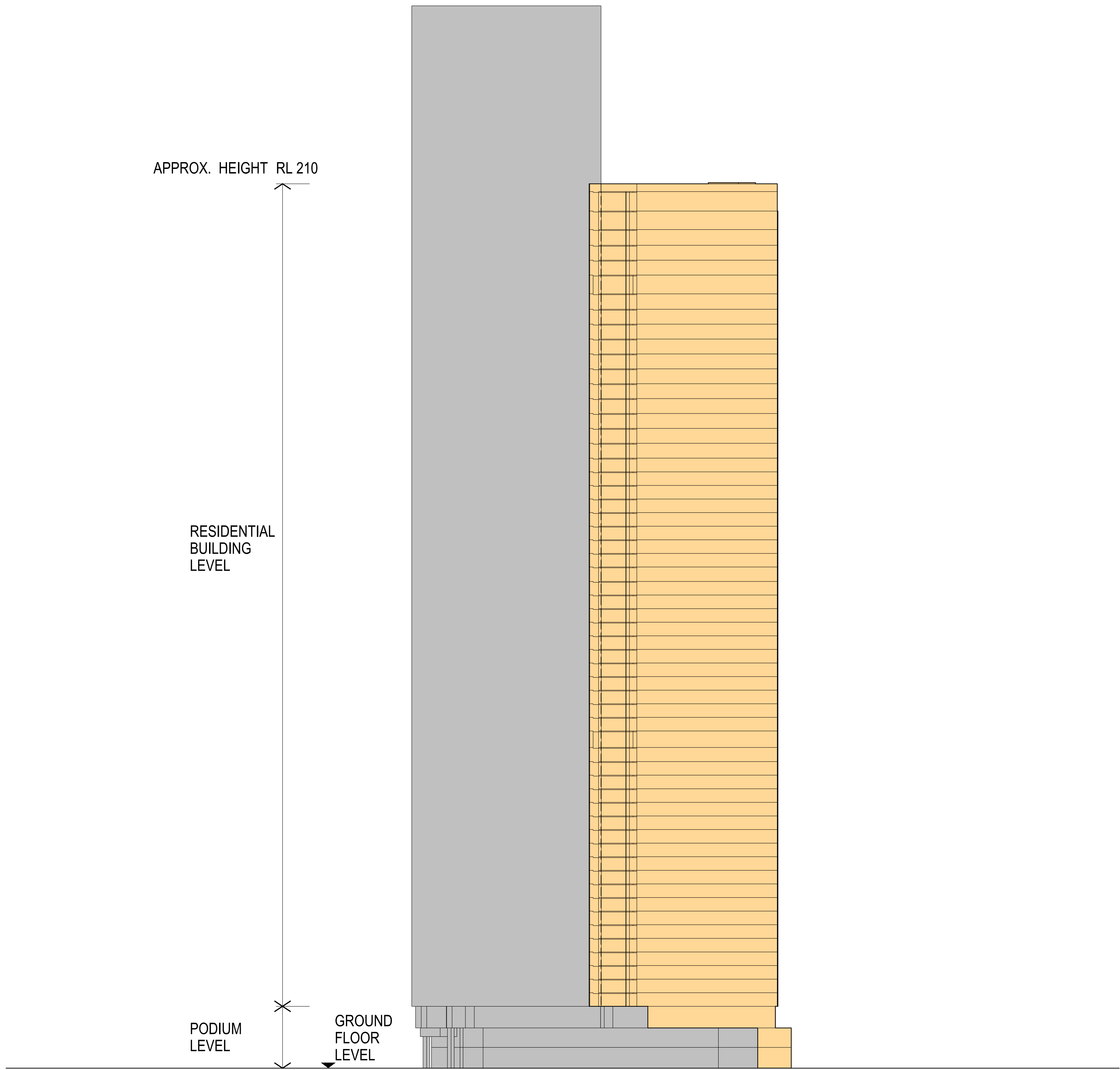


PRELIMINARY
INDICATIVE LAYOUT ONLY

LEGEND

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PRELIMINARY
INDICATIVE LAYOUT ONLY



GRAHAM W JONES
Principal Architect
FRAIA NSW ARB 4005

Lend Lease (Millers Point)
Pty Limited

ONE SYDNEY HARBOUR
BARANGAROO SOUTH

RESIDENTIAL BUILDING R4B
ELEVATION - WEST

Purpose: Approved: Date:

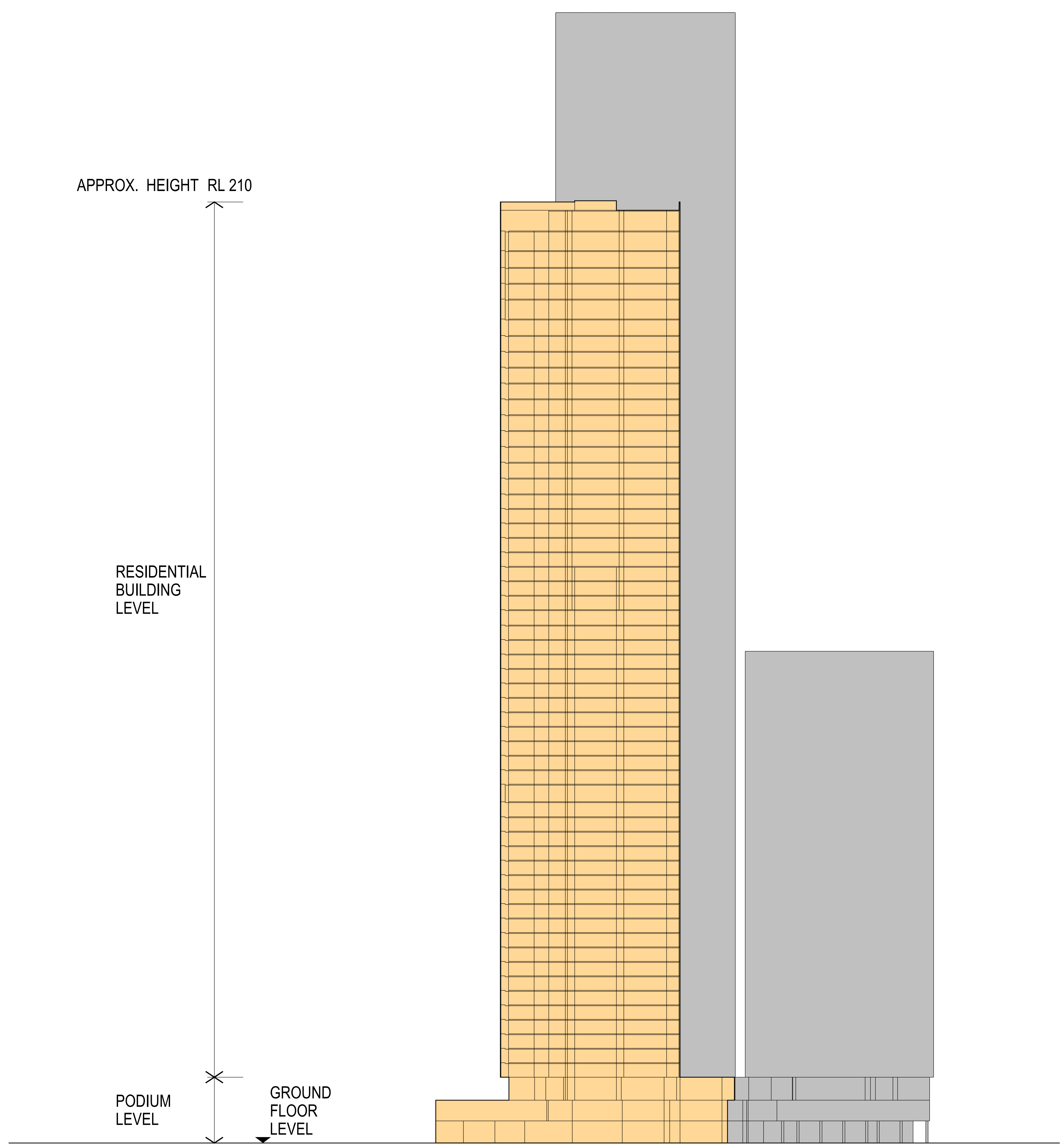
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PRELIMINARY

INDICATIVE LAYOUT ONLY