

## Secretary's Environmental Assessment Requirements

Section 78A(8A) of the *Environmental Planning and Assessment Act*  
 Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	SSD 7478
Proposal Name	Stage 1A (Second Stage) Subdivision, Barangaroo
Location	Barangaroo
Applicant	Lend Lease (Millers Point) Pty Ltd
Date of Issue	12 February 2016
General Requirements	The Environmental Impact Statement (EIS) must be prepared in accordance with, and meet the minimum requirements of clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i> (the Regulation).
Key issues	<p>The EIS must address the following specific matters:</p> <p><b>1. Environmental Planning Instruments, Policies and Guidelines</b></p> <ul style="list-style-type: none"> <li>• Address the relevant statutory provisions applying to the site contained in the relevant EPIs, including:                             <ul style="list-style-type: none"> <li>○ <i>State Environmental Planning Policy (Major Development) 2005.</i></li> <li>○ <i>State Environmental Planning Policy (State &amp; Regional Development) 2011.</i></li> <li>○ <i>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 and Foreshores and Waterways DCP.</i></li> <li>○ <i>Sydney Local Environmental Plan 2012.</i></li> </ul> </li> <li>• Address the relevant provisions, goals and objectives in the following:                             <ul style="list-style-type: none"> <li>○ <i>NSW 2021;</i></li> <li>○ <i>Plan for Growing Sydney;</i></li> <li>○ <i>Draft Sydney City Sub-Regional Strategy; and</i></li> <li>○ <i>Sydney's Walking Future</i></li> </ul> </li> </ul> <p><i>Permissibility</i>                      Detail the nature and extent of any prohibitions that apply to the development.</p> <p><i>Development Standards</i>                      Identify the development standards applying to the site. Justify any development standards not being met.</p> <p><b>2. Consistency with the Barangaroo Concept Plan</b>                      Demonstrate consistency with the Barangaroo Concept Plan (MP 06_0162 (as modified)).</p>

	<p><b>3. Plan of Subdivision</b> The application must include a Plan of Subdivision which:</p> <ul style="list-style-type: none"> <li>• identifies all lots proposed to be created across the site;</li> <li>• identifies the location of all servicing infrastructure across the site;</li> <li>• details 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;</li> <li>• details any covenants, easements or notations proposed to enable public access to the public domain areas; and</li> <li>• includes a draft Section 88b instrument and a building management statement where relevant.</li> </ul> <p><b>4. Consultation</b> Undertake an appropriate level of consultation with council and State government agencies.</p>
<p><b>Plans and Documents</b></p>	<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the <i>Environmental Planning and Assessment Regulation 2000</i>. Provide these as part of the EIS rather than as separate documents.</p> <p>In addition, the EIS must include the following:</p> <ol style="list-style-type: none"> <li>1. An existing site survey plan drawn at an appropriate scale illustrating: <ul style="list-style-type: none"> <li>• The location of the land, boundary measurements, area (sq.m) and north point.</li> <li>• The existing levels of the land in relation to buildings and roads.</li> <li>• Location and height of existing structures on the site.</li> <li>• Location and height of adjacent buildings.</li> <li>• All levels to be to Australian Height Datum (AHD).</li> </ul> </li> <li>2. A locality/context plan drawn at an appropriate scale should be submitted indicating: <ul style="list-style-type: none"> <li>• Significant local features such as parks, community facilities and open space and heritage items.</li> <li>• The location and uses of existing buildings, shopping and employment areas.</li> <li>• Traffic and road patterns, pedestrian routes and public transport nodes.</li> </ul> </li> <li>3. Drawings at an appropriate scale illustrating: <ul style="list-style-type: none"> <li>• The location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land.</li> </ul> </li> </ol>
<p><b>Documents to be submitted</b></p>	<ul style="list-style-type: none"> <li>• 1 hard copy and 1 electronic copy of all the documents and plans for review prior to exhibition.</li> <li>• 5 hard copies and 5 electronic copies of the documents and plans (once the application is considered acceptable).</li> </ul>

	<ul style="list-style-type: none"> <li>• 1 copy of all the documentation and plans on CD-ROM (PDF format), not exceeding 5Mb in size.</li> </ul>
<b>Consultation</b>	<p>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.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> <li>• City of Sydney Council.</li> <li>• Sydney Water.</li> <li>• Transport for NSW.</li> <li>• AusGrid.</li> <li>• Local Aboriginal Land Council and stakeholders.</li> </ul> <p>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.</p>
<b>Further consultation after 2 years</b>	<p>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.</p>