

State Significant Development Environmental Impact Statement



Stage 1A (Second Stage) Stratum Subdivision (SSD 7478)

Barangaroo South

Submitted to Department of Planning and Environment
On Behalf of Lend Lease (Millers Point) Pty Ltd

July 2016 ■ 10051

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Tim Smith

7/07/2016

This report has been reviewed by:



Michael Rowe

7/07/2016

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Statement of Validity

Development Application Details

Applicant name	Lend Lease (Millers Point) Pty Ltd
Applicant address	Level 4, The Bond, 30 Hickson Road Millers Point NSW 2000
Land to be developed	Lot 209 in DP 1211553
Proposed development	Staged stratum subdivision as described in Section 3.0 of this Environmental Impact Statement

Prepared by

Name	Michael Rowe
Qualifications	BPlan (Hons) MPIA
Address	Level 7, 77 Berry Street, North Sydney
In respect of	State Significant Development - Development Application

Certification

I certify that I have prepared the content of this EIS and to the best of my knowledge:

- it is in accordance with Schedule 2 of the Environmental Planning and Assessment Regulation 2000;
- all available information that is relevant to the environmental assessment of the development to which the statement relates; and
- the information contained in the statement is neither false nor misleading.

Signature



Name Michael Rowe

Date 7/07/2016

Executive Summary

Purpose of this Report

This submission to the Department of Planning and Environment comprises an Environmental Impact Statement (EIS) for a Development Application under Part 4 of the *Environmental Planning and Assessment Act, 1979* (EP&A Act).

It relates to the second stage of Stratum subdivision of Stage 1A of Barangaroo South. The Barangaroo site is identified as a State Significant Site in Schedule 2 of *State Environmental Planning Policy (State and Regional Development) 2011*. The subdivision of land at Barangaroo (other than strata title, community title or certain other types of minor subdivision) is State Significant Development (SSD) for the purposes of the EP&A Act. Therefore as the proposed subdivision comprises stratum subdivision it is SSD for the purposes of the EP&A Act.

The Secretary's Environmental Assessment Requirements (SEARs) were issued on 12 February 2016. This submission is in accordance with the Department's guidelines for SSD applications lodged under Part 4 of the EP&A Act, and addresses the issues raised in the SEARs. The EIS has been prepared in accordance with Schedule 2 of the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation) with regards to requirements for an EIS.

Overview of the Development

This application seeks consent for staged subdivision to create the following Stratums:

- Lot 301 – for Building R1;
- Lot 302 – for Building R7;
- Lot 303 – for Building C2 - Retail;
- Lot 304 – for Building C2 - Commercial;
- Lot 305 – for the future Metro allotment Lot – A;
- Lot 306 – for the future Metro allotment Lot – B; and
- Lot 300 – residue allotment.

No physical works are proposed to be carried out as part of this SSDA. The stratum subdivision will be carried out in a staged manner to reflect the ongoing development of Barangaroo, and in particular Barangaroo South.

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

The Barangaroo site has been divided into three distinct redevelopment areas (from north to south) – Barangaroo Point, Central Barangaroo and Barangaroo South, and has been subject to multiple investigations that detail the physical and natural characteristics of the site.

The area of land which this stratum subdivision relates is Barangaroo South, the most southern of these three precincts.

The Barangaroo Site was the subject of a SSD development consent SSD 6381 referred to as Stage 1A Subdivision. The Stage 1A Subdivision granted consent for:

- Consolidation of Lots 3, 5 and 6 in DP 876514 and subdivision of the consolidated lot into two (2) Torrens title lots being:
 - Lot 100 comprising Barangaroo South (Stages 1A and 1B); and
 - Lot 101 comprising Central Barangaroo & Barangaroo Point; and
- Staged stratum subdivision of proposed Lot 100 into nine (9) lots for the approved buildings and infrastructure within the Stage 1A area and a residue lot for the public domain and the remainder of Stage 1A and Stage 1B.

The approved lots in the Stage 1A Subdivision are progressively being registered as the works within those lots are completed in accordance with their respective consents. Whilst referred to as the Stage 1A Subdivision, the DA only created lots for buildings approved at the time of the application. Accordingly, a further DA is required for subdivision of the buildings within Stage 1A that have been approved since. For the purposes of differentiating the two DAs, SSD 6381 is herein referred to as the Stage 1A (First Stage) Subdivision and the subject SSD is referred to as the Stage 1A (Second Stage) Subdivision.

The Stage 1A (Second Stage) Subdivision Site is currently described as Lot 209 in DP 1211553, however, as lots are being progressively registered this may change during the DA process. The owner of the Site is the Barangaroo Delivery Authority.

Planning Context

Section 4 of the EIS considers all applicable legislation in detail. Subdivision is permissible with development consent under the Major Development SEPP. The development is consistent with and complies with all the relevant strategic policies, environmental planning instruments, plans and guidelines, and the Concept Plan (as modified).

Environmental Impacts and Mitigation Measures

This EIS provides an assessment of the environmental impacts of the development in accordance with the SEARs and sets out the undertakings made by Lendlease to manage and minimise potential impacts arising from the development. It demonstrates that the proposed development is consistent with the approved Concept Plan (Mod 8) and is satisfactory with respect to:

- Infrastructure provision;
- Staging; and
- Consultation.

In light of the nature of the proposal, no adverse environmental impacts are expected to occur and as such no mitigation measures are required.

Conclusion and Justification

Having regard to biophysical, economic and social considerations, including the principles of ecologically sustainable development, the proposed subdivision is justified for the following reasons:

- It will assist in fulfilling the strategic vision established for Barangaroo, allowing for the orderly development of future buildings within Barangaroo South.
- It is consistent with and complies with all the relevant strategic policies, environmental planning instruments, plans and guidelines, including the Concept Plan (as modified).

- It will facilitate future developments which will have a wide range of positive social and economic benefits.

There are no adverse environmental impacts associated with the subdivision.

1.0 Introduction

This Environmental Impact Statement (EIS) is submitted to the Department of Planning and Environment pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) in support of a State Significant Development Application (SSDA) for the second stage of Stratum subdivision of Stage 1A of Barangaroo South.

The Barangaroo site is identified as a State Significant Site in Schedule 2 of the *State Environmental Planning Policy (State and Regional Development) 2011*. The subdivision of land at Barangaroo (other than strata title, community title or certain other types of minor subdivision) is State Significant Development (SSD) for the purposes of the EP&A Act.

This EIS has been prepared by JBA on behalf of Lend Lease (Millers Point) Pty Ltd (Lendlease), and is based on the Subdivision Plans prepared by Geostrata (**Appendix A**) and other supporting technical information appended to the report (see Table of Contents).

This EIS has been prepared in accordance with the requirements of Part 4 of the EP&A Act, Schedule 2 of the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation), and the Requirements of the Secretary of the Department of Planning and Environment for the preparation of the EIS (SEARs), which are included at **Appendix C**. This EIS should be read in conjunction with the supporting information and plans appended to and accompanying this report.

1.1 Background

1.1.1 Approved Concept Plan

The Barangaroo Concept Plan (MP06_0162) was approved in February 2007. The Concept Plan covers urban design and policy initiatives and is the statutory planning approval to guide the urban renewal of Barangaroo.

The approved Concept Plan has been modified seven times since originally being approved and the Statement of Commitments has been revised accordingly. The most recent modification, Concept Plan (Mod 8) was approved on 28 June 2016¹.

The Concept Plan Approval (Mod 8) provides for:

- a 594,354m² mixed use development across the entire Barangaroo site, comprising:
 - a maximum of 579,354m² mixed uses GFA, including residential, commercial and retail uses which includes;
 - a maximum of 183,031m² of residential uses (a minimum of 154,000m² of which will be in Barangaroo South);
 - a maximum of 76,000m² of tourist uses GFA (a minimum of 59,000m² of which will be in Barangaroo South);
 - a maximum of 34,000m² of retail uses (a minimum of 30,000m² of which will be in Barangaroo South);
 - a maximum of 5,000m² of active uses GFA (3,500m² of which will be in Barangaroo South); and
 - a minimum of 12,000m² of community uses GFA;

¹ Note: Concept Plan (Mod 5) was withdrawn

- approximately 11 hectares of new public open space/public domain, with a range of formal and informal open spaces serving separate recreational function and including a 2.2km public Waterfront Promenade;
- built form principles, maximum building heights and GFA for each development block within the mixed use zone;
- public domain landscape concept, including parks, streets and pedestrian connections; and
- alteration of the existing seawalls and creation of a portion of the new shoreline to the Harbour.

To facilitate the redevelopment of the Barangaroo site under the Concept Plan, planning controls applicable to the site are included in Part 12 of Schedule 3 of State Environmental Planning Policy (Major Development) 2005 (Major Development SEPP).

The Major Development SEPP zones the site part B4 Mixed Use and part RE1 Public Recreation. It also establishes maximum building heights and gross floor area (GFA) restrictions for the nominated development blocks within the B4 Mixed Use zone.

1.1.2 Barangaroo South

A range of approvals have been granted within Barangaroo South for preliminary site works including excavation and infrastructure servicing, as well as detailed approvals for the construction of new buildings. All approvals for buildings to date are contained within the Stage 1A area of the Barangaroo South site. In the context of the above, key approvals of particular relevance to this application are outlined below.

SSDA 6381 – Stage 1A Subdivision, Barangaroo

On 16 December 2014, an SSD application was approved with the Department of Planning and Environment for:

- Consolidation of Lots 3, 5, and 6 in DP876514 and subdivision of the consolidated lot into two (2) Torrens title lots being:
 - Lot 100 comprising Barangaroo South (Stages 1A and 1B); and
 - Lot 101 comprising Barangaroo Central & the Headland Park; and
- Staged stratum subdivision of proposed Lot 100 into nine (9) lots for the approved buildings and infrastructure within the Stage 1A area and a residue lot for the public domain and the remainder of Stage 1A and Stage 1B.

A subdivision flow chart, demonstrating the Stage 1A Subdivision lots and the approved buildings they related to is provided at **Figure 1** below. **Figure 3** in Section 2.2 illustrates the location of each building and its current status.

The SSDA only created lots for buildings approved at the time of the application. Accordingly, a further SSDA (the subject of this application) is required for subdivision of the buildings within Stage 1A that have been approved since. For the purposes of differentiating the two DAs, SSD 6381 is referred to herein as the Stage 1A (First Stage) Subdivision, and the subject SSDA (SSD 7478) is referred to as the Stage 1A (Second Stage) Subdivision.

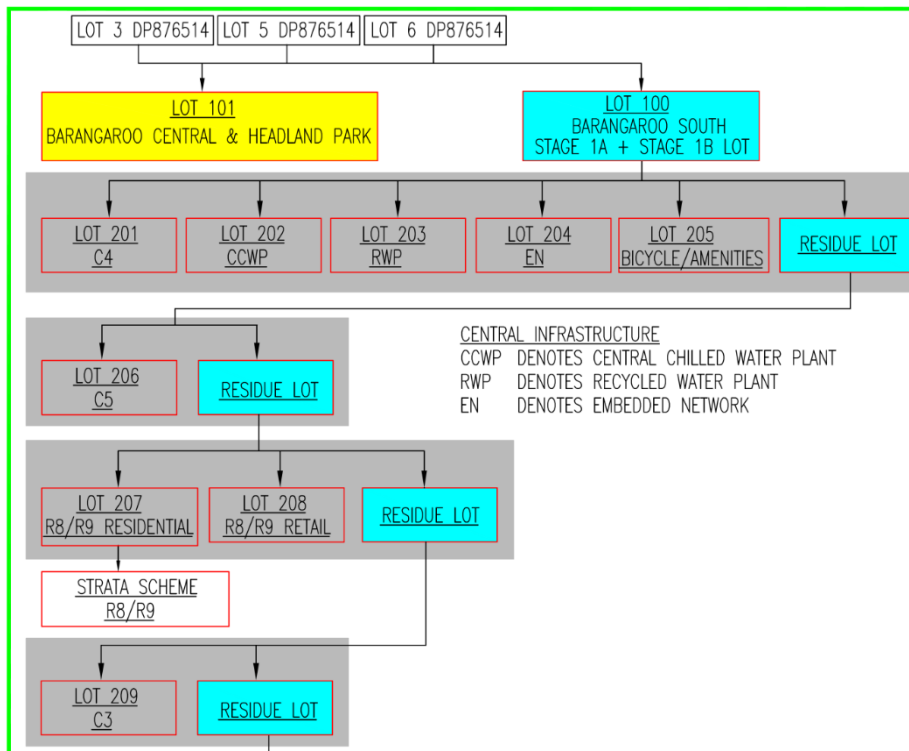


Figure 1 – Stage 1A Subdivision (First Stage) Flow Chart
 Source: Geostrata

Stage 1A Bulk Excavation and Basement Car Park

A Project Application for Bulk Excavation and Basement Car Parking (MP10_0023) was approved by the Minister for Planning on 2 November 2010 (the Basement Car Park Approval).

Following the initial approval of the Bulk Excavation and Basement Car Parking project, seven section 75W Modification Applications to modify that project have been approved. The Basement Car Park Approval relates to an area referred to as 'Stage 1A' in the southern part of the Barangaroo South site.

The proposed subdivision will create Stratums within the approved Basement Car Park.

It is noted that as part of the most recent modification to the Basement Car Park Approval end of trip facilities were provided in part of the basement reserved for the future Metro Lot. In recognition of the location and use of these facilities two separate stratums have been created for the Metro Lot.

Other Relevant Applications within Stage 1A

Project / Development Approval has been granted for the shared Stage 1A Public Domain, four commercial buildings, known as Commercial Building C2, C3, C4 and C5, two Residential Buildings (R8 and R9), one mixed use commercial / retail building known as R7 and a pub known as R1. Parts of Commercial Building C4 and the public domain were opened to the public in early July 2015. Construction has or is about to commence on the remainder of the above-mentioned projects.

The building approvals of specific relevance to this DA are:

- Commercial Building C2 (SSD 6425) – construction of a 7 storey retail / commercial building;

- Building R1 (SSD 14_6513) – construction of a 3 storey pub (currently under assessment); and
- Building R7 (SSD 14_6623) – construction of a 4 storey retail / commercial building.

The site has been also subject to a number of minor DAs submitted to the City of Sydney Council for public art, signage, retail uses and outdoor seating.

1.1.3 Barangaroo Delivery Authority

The Barangaroo Delivery Authority was established on 30 March 2009 under the *Barangaroo Delivery Authority Act 2009* (NSW) to manage the redevelopment of Barangaroo and to deliver world class benchmarks in urban design, public domain and sustainability.

The creation of the Barangaroo Delivery Authority reinforces the NSW Government's commitment to the delivery of Barangaroo in a coordinated and financially responsible manner.

The Barangaroo Delivery Authority is subject to the control and direction of the NSW Premier.

The objects of the *Barangaroo Delivery Authority Act 2009* are:

- *to encourage the development of Barangaroo as an active, vibrant and sustainable community and as a location for national and global business;*
- *to create a high quality commercial and mixed use precinct connected to and supporting the economic development of Sydney;*
- *to facilitate the establishment of Barangaroo Headland Park and public domain land;*
- *to promote the orderly and sustainable development of Barangaroo balancing social, economic and environmental outcomes; and*
- *to create in Barangaroo an opportunity for design excellence outcomes in architecture and public domain design.*

The Barangaroo Delivery Authority is the registered landowner of most of the Barangaroo site.

1.2 Objectives of the Development

The objectives of the proposed subdivisions are to:

- facilitate the future orderly and economic use of the Stage 1A area in Barangaroo South;
- create Stratums that reflect the approved buildings within Stage 1A (Second Stage) area in Barangaroo South in order to provide for the future ownership and leasing of the buildings; and
- ensure that any potential environmental impacts associated with the subdivisions are appropriately mitigated.

1.3 Summary of Approval Sought

This application seeks consent for staged subdivision to create the following Stratums:

- Lot 301 – for Building R1;
- Lot 302 – for Building R7;
- Lot 303 – for Building C2 - Retail;
- Lot 304 – for Building C2 - Commercial;
- Lot 305 – for the future Metro allotment Lot – A;
- Lot 306 – for the future Metro allotment Lot – B; and
- Lot 300 – residue allotment.

No physical works are proposed to be carried out as part of this SSDA. The Stratum subdivision will be carried out in a staged manner to reflect the ongoing development of Barangaroo, and in particular Barangaroo South.

1.4 Analysis of Alternatives

Strategic need for the proposal

As detailed at **Section 1.1** the redevelopment of the Barangaroo site is the result of a long term strategic planning process which culminated in February 2007 when the NSW Minister for Planning and Infrastructure approved a Concept Plan to guide the urban renewal of Barangaroo.

Barangaroo South is the southern 7.5 hectares of the Barangaroo site which is destined to become the most advanced financial district and the first large scale, carbon neutral precinct in Australia. With a mix of uses, including commercial, residential, retail and dining along with a new landmark hotel, on completion it will be home to about 1,200 residents, 23,000 office workers and more than 2.9 hectares of public open space.

The proposed staged stratum subdivision of the Barangaroo site will facilitate the future uses envisaged on the site, in turn, enabling the strategic vision to be achieved. The success of Barangaroo will rely on the orderly and logical use of the land, as proposed by this SSDA.

Alternative Options

Two options are available to Lendlease in responding to the identified need for the staged stratum subdivision of Barangaroo South.

Option 1: The Proposal

Option 1 involves the staged stratum subdivision of the Barangaroo South site as proposed under this SSDA (described in **Section 3.0**). The proposal will continue to facilitate the future use of the Barangaroo site by creating separate stratums for the leasing and operation of the individual buildings, as well as a stratum for the metro corridor reservation.

Option 2: Do Nothing

The redevelopment of Barangaroo is contingent on the ability for the individual buildings to be sold and leased to different investors. Not creating the proposed stratums will prevent this from occurring, and therefore prevent any further development from proceeding. This would not be an appropriate outcome for a site of the strategic importance of Barangaroo.

1.5 Project Team

An expert project team has been formed to deliver the project and includes:

Proponent	Lend Lease (Millers Point) Pty Limited
Urban Planning	JBA
Surveyor	GeoStrata

1.6 Secretary's Requirements

In accordance with section 89G of the EP&A Act, the Secretary of the Department of Planning and Environment issued the SEARs for the preparation of the EIS on 12 February 2016. A copy of the SEARs is included at **Appendix C**.

Table 1 provides a detailed summary of the individual matters listed in the SEARs and identifies where each of these requirements has been addressed in this report and the accompanying technical studies.

Table 1 – Secretary's Requirements

Requirement	Location in EIS	
General		
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> .	Throughout	
Key Issues	Report / EIS	Technical Study
Relevant EPIs, Policies and Guidelines		
Address the relevant provision applying to the site contained in the relevant EPIs, including: - State Environmental Planning Policy (Major Development) 2005 - State Environmental Planning Policy (State & Regional Development) 2011 - Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 and Foreshores and Waterways DCP - Sydney Local Environmental Plan 2012 Assess the relevant provisions, goals and objectives in NSW 2021, Plan for Growing Sydney, Draft Sydney Subregional Strategy and Sydney's Walking Future.	Section 4.1	-
Permissibility Detail the nature and extent of any prohibitions that apply to the development.	Section 4.1	-
Development Standards Identify the development standards applying to the site. Justify any development standards not being met.	Section 4.1	-
Consistency with the Barangaroo Concept Plan		
Demonstrate consistency with the Barangaroo Concept Plan MP 06_0162 (as modified).	Section 4.2	Appendix A and B
Plan of Subdivision		
The application must include a Plan of Subdivision which: - identifies all lots proposed to be created across the site - identifies the location of all servicing infrastructure across the site - 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 - details any covenants, easements or notations proposed to enable public access to the public domain areas - includes a Draft Section 88B Instrument and a building management statement where relevant	Section 3.0	Appendix A
Consultation		

Requirement	Location in EIS	
Undertake an appropriate level of consultation with council and State government agencies.	Section 4.5	-
Plans and Documents	Report	Technical Study
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.	Throughout	Appendix A - D
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)	Section 2.2	Appendix D
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	Section 2.2	Figures 2 and 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	Section 3.0	Appendix A
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 - Sydney Water - Transport for NSW - AusGrid - Local Aboriginal Land Council and Stakeholders 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.	Section 4.5	-

2.0 Site Analysis

2.1 Site Location and Context

Barangaroo is located on the north western edge of the Sydney Central Business District. It is 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 west and a range of new development dominated by large CBD commercial tenants to the south.

The 22Ha Barangaroo site is generally rectangular in shape and has a 1.4km foreshore frontage, with an eastern street frontage to Hickson Road. The locational context of the site is shown at **Figure 2**.

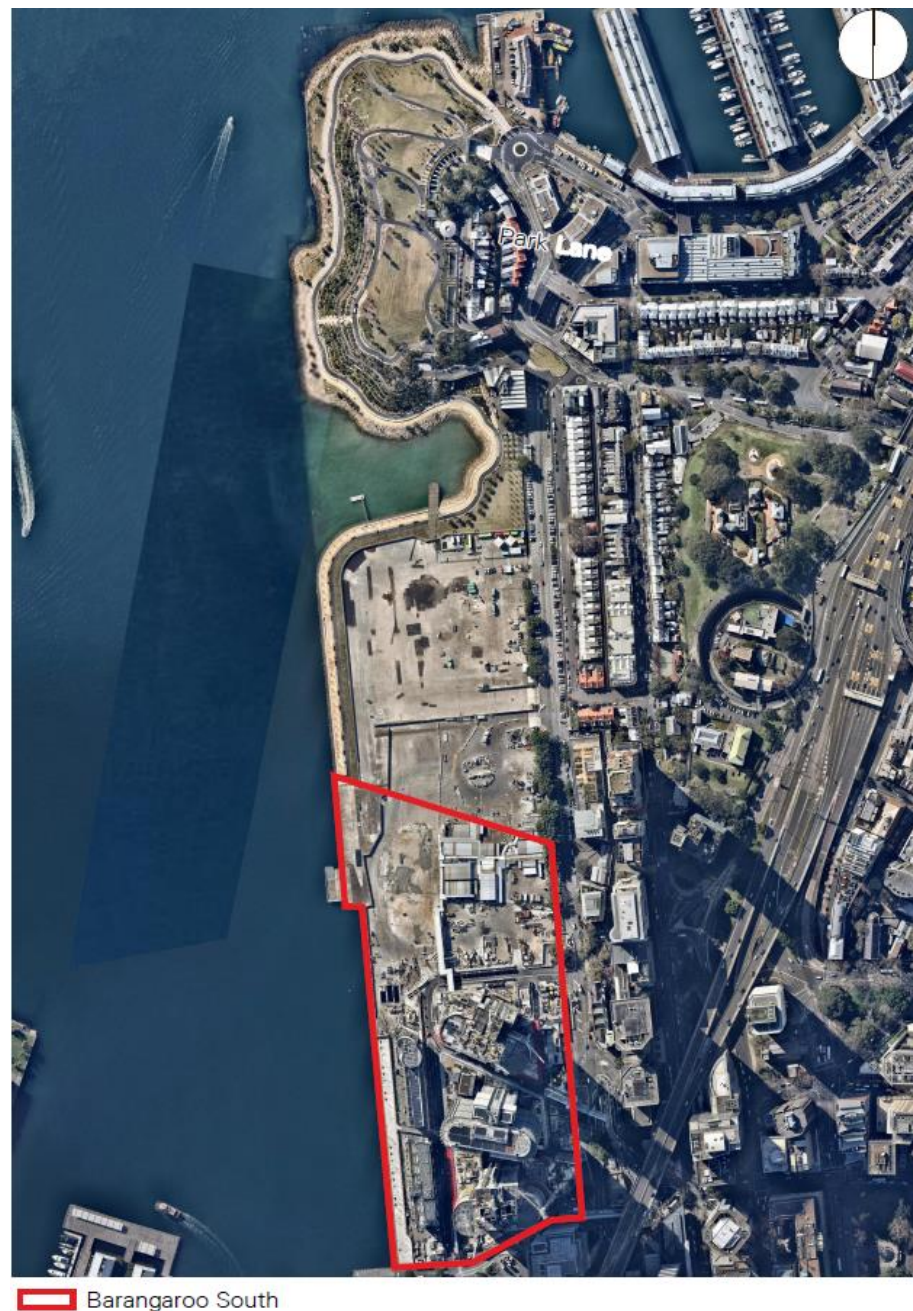


Figure 2 – Locality Plan

2.2 Site Description

The Barangaroo site has been divided into three distinct redevelopment areas (from north to south) – the Barangaroo Point, Central Barangaroo and Barangaroo South, and has been subject to multiple investigations that detail the physical and natural characteristics of the site.

The area of land the subject of this SSDA is Barangaroo South. For the purposes of construction staging, Lendlease separated Barangaroo South into three areas, referred to as Stage 1A, Stage 1B and Stage 1C. This application seeks to create new lots within Stage 1A, leaving a residue for the balance areas of Stage 1A and Stages 1B and 1C.

A SSDA was approved for Stage 1A (First Stage) Subdivision of Barangaroo South (see **Section 1.1.2**). However, as this previous application only created lots for the buildings approved at the time, this further application to create additional lots in Stage 1A for the buildings that have, or about to be approved, since.

Figure 3 illustrates the Barangaroo South site, including those lots approved and registered and approved but not registered as part of the Stage 1A (First Stage) Subdivision and those proposed for above ground buildings as part of the Stage 1A (Second Stage) Subdivision.

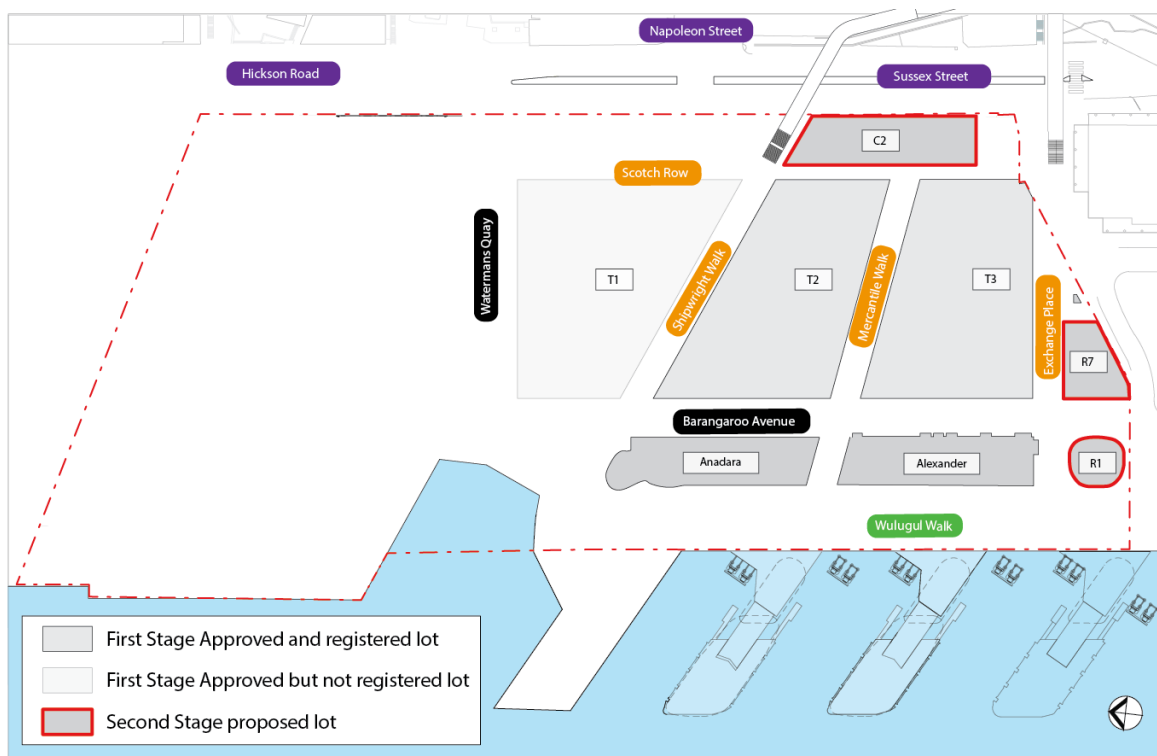


Figure 3 – Context Plan

Land Ownership and Legal Description

The site is currently described as Lot 209 in DP1211553. However, as new approved lots are being progressively registered this may change during the development assessment process. The owner of the site is the Barangaroo Delivery Authority.

A Site Survey has been provided at **Appendix D**, and reproduced at **Figure 4**.

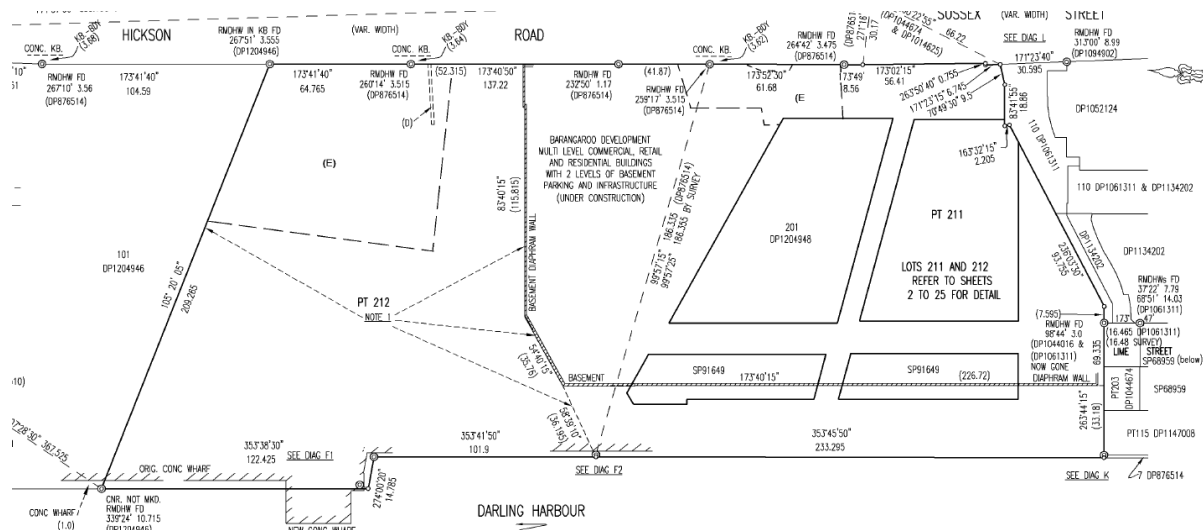


Figure 4 – Site Survey
Source: GeoStrata

2.3 Existing Development and Structures

2.3.1 Built Form

At the time of the initial Concept Plan approval, the Barangaroo site comprised an open concrete/bitumen apron largely reclaimed over water. Since the approval of the Concept Plan in February 2007, a number of applications have been approved for various components of development across all three precincts within Barangaroo.

As identified at Section 1.1.2 and **Figure 3**, construction has commenced, and in some cases been completed, for the Stage 1A Basement Car Park, Commercial Buildings C3, C4 and C5, Residential Buildings R8 and R9 and Building R7.

2.3.2 Infrastructure and Services

A range of infrastructure arrangements for Stage 1A of Barangaroo South were approved under the Stage 1A Bulk Excavation and Basement Car Park (MP10_0023) and have been constructed. Future applications across the Barangaroo site will provide details on the augmentation/extension of infrastructure to adequately service the redevelopment.

2.4 Surrounding Development

The northern boundary of the Barangaroo South site abuts Central Barangaroo, with Barangaroo Point located beyond.

To the east of the site lies Hickson Road, which is fronted by a mix of residential, commercial uses.

To the south of the site are the existing commercial buildings at King Street Wharf, including KPMG and Macquarie Bank.

To the west of the site is Sydney Harbour.

3.0 Description of the Development

This chapter of the report provides a detailed description of the proposed subdivision. Subdivision drawings have been prepared by Geostrata and are included at **Appendix A**, whilst an explanatory flowchart has been provided at **Appendix B** and reproduced at **Figure 5** below.

This application seeks consent for staged subdivision of the current residue lot at Barangaroo South to create the following Stratum:

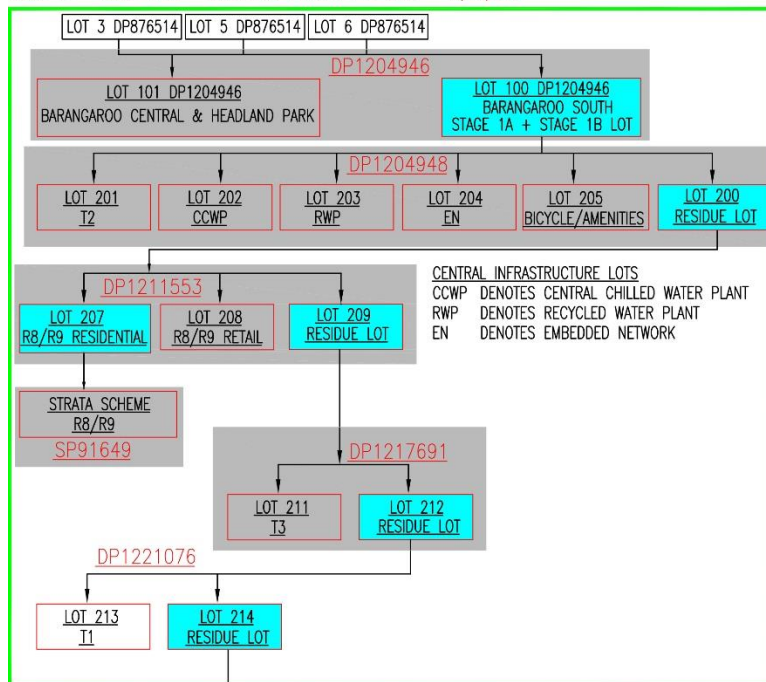
- Lot 301 – for Building R1;
- Lot 302 – for Building R7;
- Lot 303 – for Building C2 - Retail;
- Lot 304 – for Building C2 - Commercial;
- Lot 305 – for the future Metro allotment Lot – A;
- Lot 306 – for the future Metro allotment Lot – B; and
- Lot 300 – residue allotment.

This SSDA does not seek approval for any physical works. The proposed allotments discussed throughout this EIS relate to approved buildings in Barangaroo South, the future metro rail allotments, or the residual allotment. The proposed allotment numbers used throughout this EIS are also indicative and subject to variation with final staging and lot number allocation.

A flow chart illustrating the proposed staging of the subdivision is provided at **Appendix B** and reproduced at **Figure 5** below.

Consistent with the approach adopted for the Stage 1A (First Stage) subdivision it is proposed that the SSDA will give development consent for staged subdivision. The staged subdivision consent will allow for the sequential creation / registration of all of the Stage 1A (Second Stage) allotments to occur as is required to fit with the construction and occupation program for Barangaroo South without the need for separate ongoing subdivision applications. By necessity, the final sequencing of the creation / registration of allotments will need to be flexible, within the defined subdivision parameters of the approved development and subject to Barangaroo Delivery Authority Approvals. Further, the staging also needs to provide for the registration of the Stage 1A (Second Stage) subdivision to occur prior to, concurrent with or after the registration of the approved lots for C3 and C5 under SSD 6381.

STAGE 1A – FIRST STAGE – SUBDIVISION CONSENT SSD 6381 – 16/12/2014



NOTES:

1. LOT NUMBERS SHOWN ARE INDICATIVE ONLY AND WILL VARY SUBJECT TO FINAL STAGING AND RESIDUE LOT NUMBER ALLOCATION.
2. ORIGINAL LOT NUMBERS SHOWN ON DA WILL VARY AS THE THE SUBDIVISION OF THE RESIDUE LOT AFTER STAGING REQUIRES NEW LOTS TO BE NUMBERED CONSECUTIVELY.

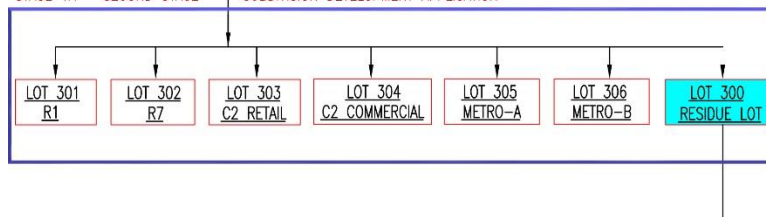
UNUSED LOT NUMBERS

- 206 – UNUSED TO AVOID CONFUSION WITH DA LOT 206.
210 – UNUSED.

RESIDUE LOT RESIDUE SUBDIVISION LOT. THIS TITLE WILL NOT EXIST AFTER THE REGISTRATAION OF A SUBDIVISION PLAN OF THIS LOT.

REGISTERED LOT DENOTES REGISTERED LOTS

STAGE 1A – SECOND STAGE – SUBDIVISION DEVELOPMENT APPLICATION



STAGE 1A – THIRD STAGE – SUBDIVISION DEVELOPMENT APPLICATION

**Figure 5 – Proposed subdivision staging – Stage 1A (Second Stage)**

Note: Subdivision which is the subject of this DA is outlined in blue.

Source: Geostrata

3.1 Subdivision

Approved but not yet registered Lot 214 (or the equivalent residue lot that exists at the time) will be subdivided in order to create six (6) stratum lots that are required to accommodate the approved buildings R1, R7 and C2 (incorporating separate retail and commercial stratoms), as well as the future Metro and a residue lot.

In addition to the proposed stratoms, a residue lot will be created for the remainder of Barangaroo South.

The proposed subdivision is shown on the preliminary subdivision drawings for Level 1 and above, Ground, Basement 1 and Basement 2 levels (north and south) included at **Appendix A**. The proposed stratum subdivision is detailed below.

Figures 6 to 15 illustrate the proposed stratum subdivision across the various levels.

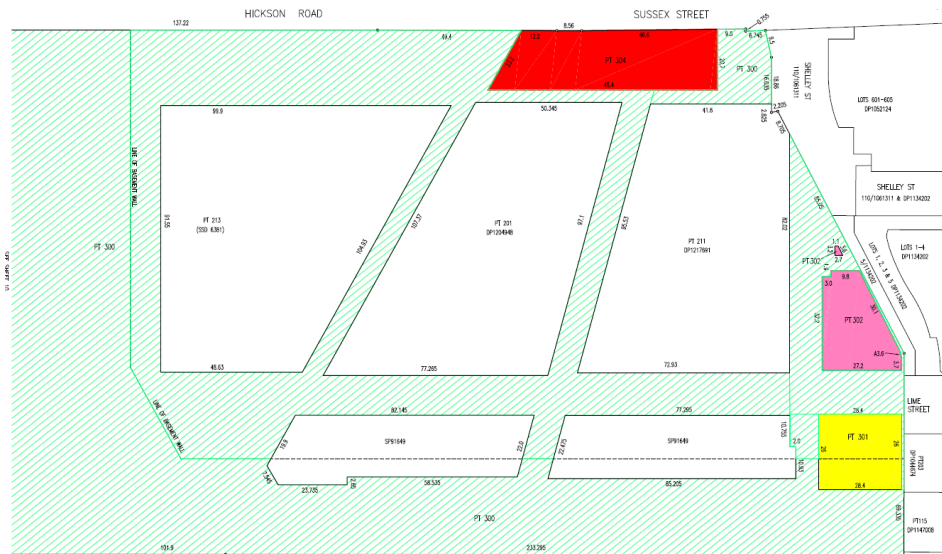


Figure 6 – Proposed stratoms for Level 2 and above (Sheet 1)
Source: GeoStrata

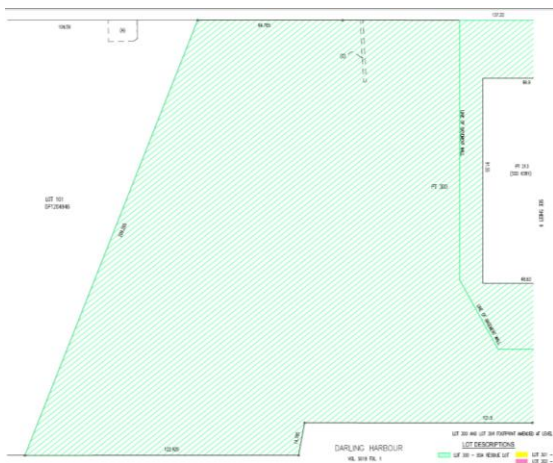


Figure 7 – Proposed stratoms for Level 2 and above (Sheet 2)
Source: GeoStrata

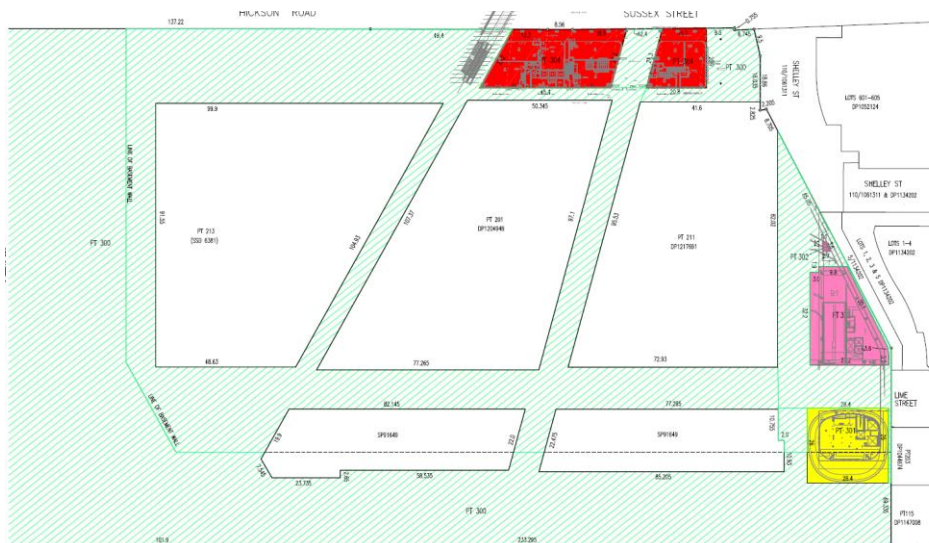


Figure 8 – Proposed stratoms for Level 1 (Sheet 1)
Source: GeoStrata

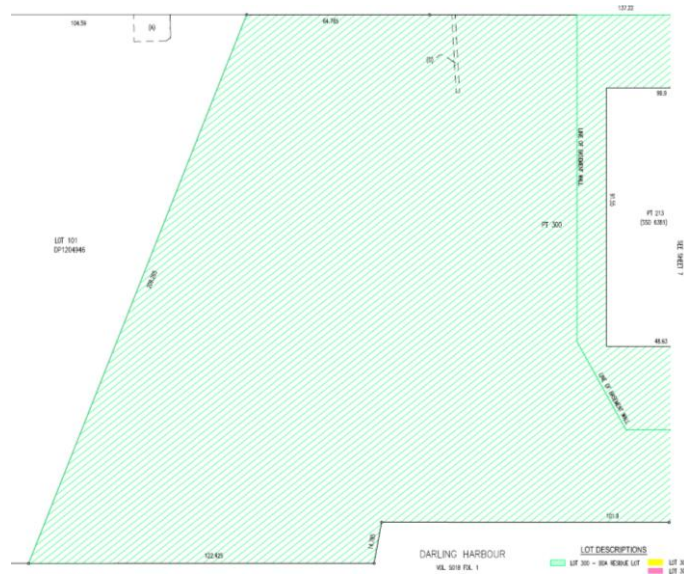


Figure 9 – Proposed stratum for Level 1 (Sheet 2)
Source: GeoStrata

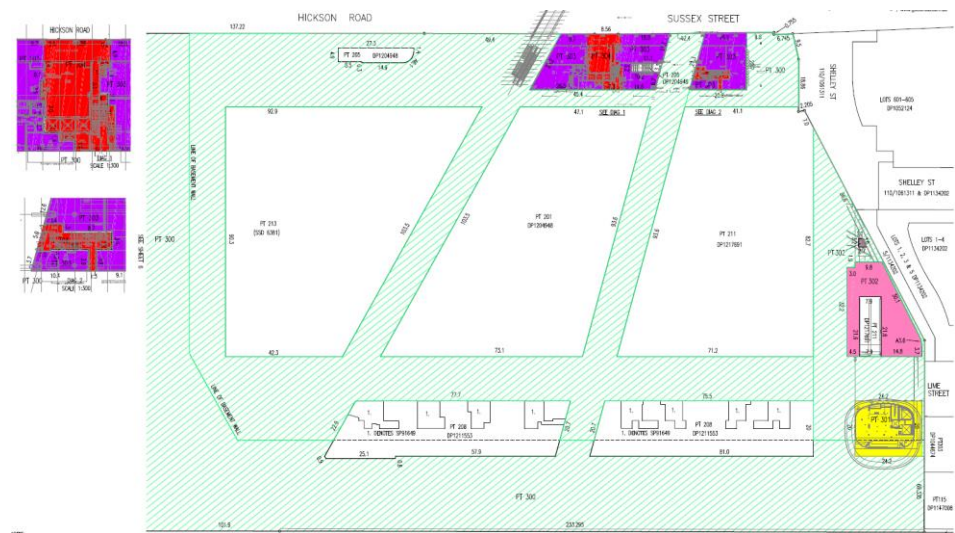


Figure 10 – Proposed stratum for Ground Level (Sheet 1)
Source: GeoStrata

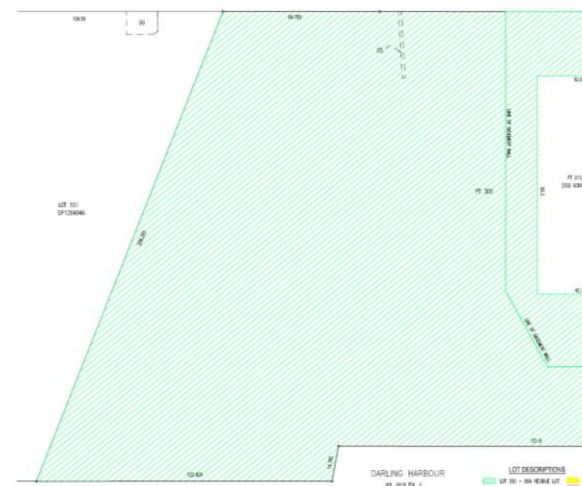


Figure 11 – Proposed stratum for Ground Level (Sheet 2)
Source: GeoStrata



Figure 12 – Proposed stratums for Basement Level 1 (Sheet 1)
Source: GeoStrata

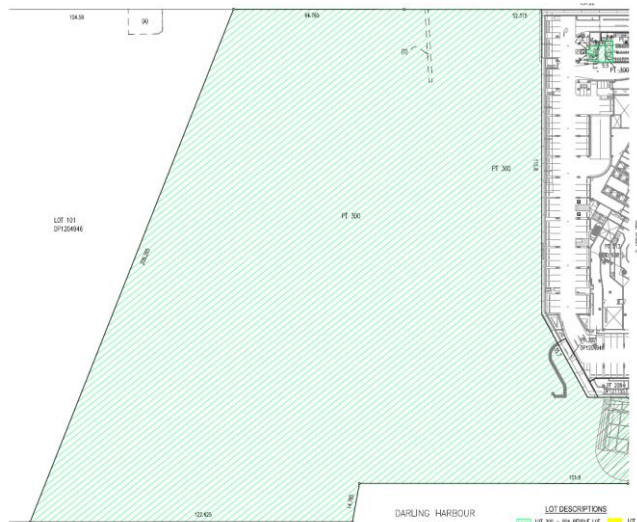


Figure 13 – Proposed stratum for Basement Level 1 (Sheet 2)
Source: GeoStrata



Figure 14 – Proposed stratum for Basement Level 2 (Sheet 1)

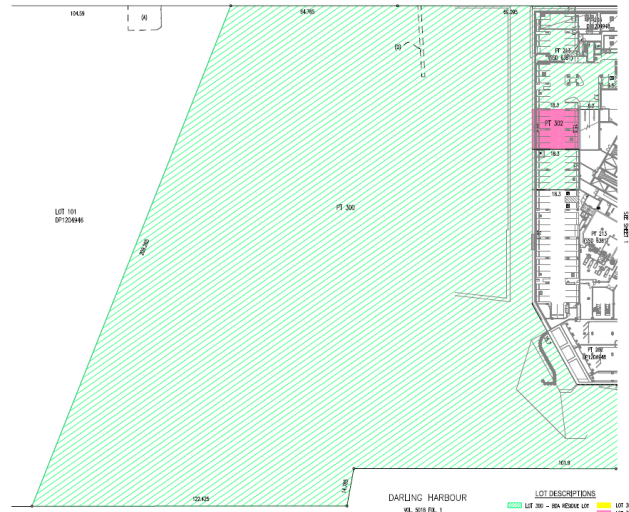


Figure 15 – Proposed stratum for Basement Level 2 (Sheet 2)

Source: Geostrata

The proposed lots will be subject to easements, restrictions and a Building Management Statement. The easements will provide for various rights such as but not limited to access, services, awning encroachments and stormwater and will be created as required in the staged development of the subdivision. Easements for the various Authority services and infrastructure will be created by separate plans for easement purposes.

3.1.1 Conditions of Consent

It is requested that the consent be drafted to be clear that subdivision certificates for the proposed lots may be issued by the Department, Council or an accredited private certifying authority (as provided for under section 109D (1)(d)(iv) of the EP&A Act).

It is also requested that conditions of consent that require “compliance certificates” to certify “completion in accordance with a separate project approval / development consent” prior to the issue of a Subdivision Certificate, as has been applied to the Stage 1A (Initial) Subdivision. These matters are discussed in further detail below.

Requirement for Compliance Certificates – Consistency with other approvals

Condition B4 of SSDA 6381 for the Initial Stage 1A Subdivision (Initial) is titled “Compliance Certificate - Completion In Accordance With A Project Approval / Development Consent”. It requires that the referenced Compliance Certificate demonstrates that the subdivision is consistent with relevant conditions of any relevant planning approval/development consent issued in respect to the building (or part thereof) the subject of the Subdivision Certificate.

Typically, considerations in the assessment of a subdivision application include:

- whether the boundaries of the lot proposed are logical and relate to existing, approved an/or proposed structures on the land; and
- whether provision is / has been made for access and service connections to the proposed lot.

In relation to paper subdivisions, Schedule 5 of the EPA Act 1979 defines “subdivision work” as:

works for the following purposes:

- (a) roads,*
- (b) water supply, sewerage services and drainage,*
- (c) telecommunications,*
- (d) electricity supply,*
- (e) any other purpose prescribed by the regulations for the purposes of this definition.*

In practice, through previous application the implication of Condition B4 has been that the completion, survey and certification of works subject to separate development consents within the relevant lot(s) is a pre-cursor to the issue of a Subdivision Certificate(s) for the subject lot(s).

Two primary issues arise from the application of Condition B4. Initially, this is an overly onerous requirement noting that consistency with other relevant planning approvals / development consents can be by overlaying a survey of existing structures, or DA or Construction Certificate design of a proposed/ approved development, with the proposed lot layout. This also renders the works that are typically not necessarily “subdivision work”, being work required for the creation of a lot such as provision of bicycle parking (which is on a shared lot) and internal building services, are treated the same as “subdivision work”.

In the form that it has been historically used in the previous subdivision consent, there have been two issues with the wording of Condition B4:

1. The reference to “completion” of work; and
2. The references to particular works that are not necessary to service or access the proposed lot, or to establish that the lot boundaries are in a logical position.

With construction certification and works being undertaken concurrent with obtaining the subdivision certificate, it has been and continues to prove extremely challenging to pull together the required as-built documentation for works referenced by Condition B4 of SSDA 6381 for the Initial Stage 1A Subdivision (First Stage) lease/sale deadlines that are contingent on the creation of a lot.

Clarification of Modifications Permitted prior to the issue of a Subdivision Certificate

It is noted that minor boundary adjustments / corrections are able to be undertaken as Exempt Development under State Environmental Planning Policy Exempt and Complying Development Codes) 2008 to provide for circumstances where a lot is registered and a subsequent as-built survey identifies a requirement to reconcile the built structure / services with the lot boundaries. Condition A2 of the Stage 1A Subdivision (First Stage) references changes that can be made prior to the registration of an approved lot.

However, for ease of application, it is requested that a condition be considered that specifically clarifies that minor amendments to the boundaries of lots can be made prior to the issue of a Subdivision Certificate provided that it will not create additional lots, adversely affect the provision of existing services on a lot, and or result in a change in the area of any approved lot by more than 10%.

3.1.2 Future Subdivision Applications

The future subdivision of the residue lot covering the remainder of the Stage 1A area at Barangaroo South is illustrated on the flow chart at **Appendix B**. This provides indicative details of the future subdivision for Building C1 as part of Stage

1A (Third Stage) subdivision of Barangaroo South, as well as the subsequent subdivision of Stage 1B lots as envisaged under the Concept Plan. Details of these additional stages of subdivision are provided as part of the subdivision flow chart for information purposes only.

3.2 Building Management Statement

A Building Management Statement (BMS) has been prepared for Barangaroo South. This BMS has been used due to the nature of Barangaroo South comprising of 25 different components, which it is envisaged will result in a variety of commercial, residential, retail and ancillary components upon completion.

The BMS itself comprises a set of rules which regulate the management and operation of a building or single structure where part of the building or single structure is subdivided by a plan of subdivision that contains one or more stratum lots. This application seeks to rely on the BMS in regards to the regulation of the operation of the proposed stratum lots.

- access to the infrastructure created under the Basement Car Park Approval in Lots 202-205, which includes access to parts of Barangaroo South, access to fire stairs in case of an emergencies, and access to shared facilities by the Committee or by members, owners and occupiers; and
- access to the developer during construction.

It is noted that a Strata Management Scheme waiver has been granted by Land and Property Information that allows for a single BMS to cover Barangaroo South.

3.3 Staged Registration

As outlined above, development consent is sought for the staged subdivision of Stratum lots within Barangaroo South. It is noted that this SSDA is not proposed to be 'staged' in the manner outlined in Section 83B of the EP&A Act, rather the development consent that allows for the staged registration of the subdivided lots.

The staged subdivision consent will allow for the sequential creation / registration of the Stage 1A lots to occur as required to integrate with the construction and occupation program for Barangaroo South without the need for separate ongoing subdivision applications. By necessity, the final sequencing of creation / registration of the lots will be flexible, within the defined subdivision parameters of the approved development and subject to Barangaroo Delivery Authority Approvals.

Further, the staging also needs to provide for the registration of the Stage 1A (Second Stage) subdivision to occur prior to, concurrent with or after the registration of the already approved lots for C3 and C5 under SSD 6381.

4.0 Environmental Assessment

This section of the report assesses and responds to the environmental impacts of this SSDA. It addresses the matters for consideration set out in the SEARs (see Section 1.6).

No physical works are proposed as part of this SSDA and as such, there is limited potential for environmental impacts which require assessment.

4.1 Relevant EPIs, Policies and Guidelines

Table 2 demonstrates that the proposed development will comply with, and is consistent with, the relevant strategies, environmental planning instruments, and Concept Plan as determined in the SEARs.

Table 2 – Summary of consistency with relevant Strategies, EPIs, Policies and Guidelines

Instrument / Strategy	Comments
Strategic Plans	
NSW 2021	NSW 2021 is a 10 year plan to rebuild the economy, provide quality services, renovate infrastructure, restore government accountability, and strengthen our local environment and communities. The Barangaroo site has an important role in the NSW 2021 Plan as it will assist with achieving multiple goals set out in the Plan, including but not limited to improving the performance of the NSW economy, increasing the competitiveness of doing business in NSW, providing critical infrastructure, building liveable centres. As discussed in Section 1.4, the proposed subdivision will facilitate the delivery of development at Barangaroo. The subdivision of the Barangaroo Site will enable the orderly and economic use of the land, directly contributing to Barangaroo achieving the goals discussed above.
A Plan for Growing Sydney	The SSDA is consistent with the Plan for Growing Sydney as it will facilitate the delivery of the envisaged development at Barangaroo, which is identified as one of the key deliverables in achieving Goal 1 of the plan, for “A competitive economy with world-class services and transport”.
Sydney’s Walking Future	The SSDA is consistent with the principles contained in ‘Sydney’s Walking Future’, by way of the following: - the development will facilitate the delivery and population of Barangaroo, an extremely walkable area which is well connected to the Sydney CBD - relevant agencies have been consulted as necessary as part of this project
State Legislation	
EP&A Act	The proposed development is consistent with the objects of the EP&A Act for the following reasons: - it reflects the future development of the Barangaroo site for the purpose of promoting the social and economic welfare of the community and a better environment; and - it will ensure the promotion and co-ordination of the orderly and economic use and development of land. The proposed subdivision is consistent with Division 4.1 of the EP&A Act, particularly for the following reasons: - the development has been declared to have State significance; - the development is not prohibited by an environmental planning instrument; and - the development has been evaluated and assessed against the relevant heads of consideration under section 79C. In accordance with Clause 109D(1)(d)(iv), where an accredited certifier is identified as being able to issue of subdivision certificates by an environmental planning instrument, a certifier is able to issue the subdivision certificate.
EP&A Regulations	The EIS has addressed the specification criteria within clause 6 and clause 7 of Schedule 2. Similarly, the EIS has addressed the principles of ecologically sustainable development

Instrument / Strategy	Comments																																		
	through the precautionary principle (and other considerations), which assesses the threats of any serious or irreversible environmental damage (see Section 5.3). As required by Clause 7(1)(d)(v) of Schedule 2 of the EP&A Regulation, and as set out below, no additional approvals will be required in order to permit the proposed subdivision to occur. <table border="1"> <thead> <tr> <th>Act</th><th>Approval Required</th></tr> </thead> <tbody> <tr> <td colspan="2">Legislation that does not apply to State Significant Development</td></tr> <tr> <td>Coastal Protection Act 1979</td><td>N/A</td></tr> <tr> <td>Fisheries Management Act 1994</td><td>N/A</td></tr> <tr> <td>Heritage Act 1977</td><td>N/A</td></tr> <tr> <td>National Parks and Wildlife Act 1974</td><td>N/A</td></tr> <tr> <td>Native Vegetation Act 2003</td><td>N/A</td></tr> <tr> <td>Rural Fires Act 1997</td><td>N/A</td></tr> <tr> <td>Water Management Act 2000</td><td>N/A</td></tr> <tr> <td colspan="2">Legislation that must be applied consistently</td></tr> <tr> <td>Fisheries Management Act 1994</td><td>No</td></tr> <tr> <td>Mine Subsidence Compensation Act 1961</td><td>No</td></tr> <tr> <td>Mining Act 1992</td><td>No</td></tr> <tr> <td>Petroleum (Onshore) Act 1991</td><td>No</td></tr> <tr> <td>Protection of the Environment Operations Act 1997</td><td>No</td></tr> <tr> <td>Roads Act 1993</td><td>No</td></tr> <tr> <td>Pipelines Act 1967</td><td>No</td></tr> </tbody> </table>	Act	Approval Required	Legislation that does not apply to State Significant Development		Coastal Protection Act 1979	N/A	Fisheries Management Act 1994	N/A	Heritage Act 1977	N/A	National Parks and Wildlife Act 1974	N/A	Native Vegetation Act 2003	N/A	Rural Fires Act 1997	N/A	Water Management Act 2000	N/A	Legislation that must be applied consistently		Fisheries Management Act 1994	No	Mine Subsidence Compensation Act 1961	No	Mining Act 1992	No	Petroleum (Onshore) Act 1991	No	Protection of the Environment Operations Act 1997	No	Roads Act 1993	No	Pipelines Act 1967	No
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Protection of the Environment Operations Act 1997	No																																		
Roads Act 1993	No																																		
Pipelines Act 1967	No																																		
SEPP 55	The proposed subdivision does not seek the use of the land, rather it will facilitate approvals for development. The suitability of the site for the future uses as approved under the Concept Plan has been, and will continue to be, determined during the detailed assessment of applications for the use of the Barangaroo site.																																		
SEPP (Major Development) 2005	The Barangaroo site is listed as a State Significant Site under Part 12 of Schedule 3 of the Major Development SEPP. <table border="1"> <tr> <td>Clause 16 Subdivision – consent requirements</td><td> In accordance with clause 16 of Part 12 of Schedule 3, subdivision of land is permissible within the Barangaroo site with development consent. Before granting consent for stratum subdivision of a building, the consent authority must consider whether the related building management statement or strata management statement adequately addresses the ongoing maintenance, upgrading, redevelopment and structural adequacy of the part of the building within each proposed stratum lot. The future BMS will address the ongoing maintenance, upgrading, redevelopment and structural adequacy of the part of the building within each proposed stratum lot and therefore meets the requirements of Clause 16(4). </td></tr> </table>	Clause 16 Subdivision – consent requirements	In accordance with clause 16 of Part 12 of Schedule 3, subdivision of land is permissible within the Barangaroo site with development consent. Before granting consent for stratum subdivision of a building, the consent authority must consider whether the related building management statement or strata management statement adequately addresses the ongoing maintenance, upgrading, redevelopment and structural adequacy of the part of the building within each proposed stratum lot. The future BMS will address the ongoing maintenance, upgrading, redevelopment and structural adequacy of the part of the building within each proposed stratum lot and therefore meets the requirements of Clause 16(4).																																
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SEPP (Infrastructure)	Two proposed basement stratum lots under this SSDA (Lots 305 and 306) are for the purpose of reservation of the CBD Metro corridor (Zone B), as shown on the interim rail corridor map. The proposed works will have no impact on the future rail corridor.																																		
SEPP (State and Regional Development)	The subdivision of land at the Barangaroo site is State Significant Development under Schedule 2 State Environmental Planning Policy (State and Regional Development) 2011 (State and Regional Development SEPP). Accordingly, this development is State Significant Development.																																		
Sydney Harbour REP	<table border="1"> <tr> <td>Clause 20 General</td><td>The matters referred to in Division 2 are addressed below.</td></tr> <tr> <td>Clause 21 Biodiversity, ecology and environment protection</td><td>No physical works are proposed as part of this application, therefore there will not be any impact on the Harbour's biodiversity, ecology or environment.</td></tr> </table>	Clause 20 General	The matters referred to in Division 2 are addressed below.	Clause 21 Biodiversity, ecology and environment protection	No physical works are proposed as part of this application, therefore there will not be any impact on the Harbour's biodiversity, ecology or environment.																														
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Instrument / Strategy	Comments	
	Clause 22 Public access to, and use of foreshores and waterways	No physical works are proposed as part of this application. The proposed stratum subdivision will not affect the accessibility of the waterway for the public.
	Clause 23 Maintenance of a working harbour	The proposed subdivision supports the redevelopment of the wider Barangaroo site for mixed uses that was assessed as part of the Concept Plan for the site.
	Clause 24 Interrelationship of water and foreshore uses	The proposed development does not propose any physical works and will not have any adverse impacts on the use of waterway for maritime functions.
	Clause 25 Foreshore and waterways scenic quality	The proposed development does not propose any physical works and will not alter the scenic quality of the foreshore and waterways.
	Clause 26 Maintenance, protection and enhancement of views	The proposed development does not propose any physical works and will therefore not adversely impact any views and vistas.
	Clause 27 Boat storage facilities	N/A. No boat storage facilities are proposed.
Sydney LEP 2012	The LEP does not apply to the Barangaroo site.	
Barangaroo Concept Plan (MP06_0162)		
Instrument of Approval	Part A	Consistent with Condition A1 the proposed subdivision supports the mixed use development of the Barangaroo site.
	Part B	The proposed subdivision does not result in any inconsistency with Part B.
	Part C	The proposed subdivision does not result in any inconsistency with Part C.
Statement of Commitments	No specific commitment is provided within the Statement of Commitments relating to subdivision. The proposed subdivision is not inconsistent with any of the approved commitments, and will facilitate the delivery of the overall Barangaroo redevelopment.	

4.2 Consistency with the Barangaroo Concept Plan (Mod 8)

The proposed subdivision is entirely consistent with the Barangaroo Concept Plan (Mod 8). The staged Stratum subdivision of Barangaroo South contemplated under this SSDA reflects the site layout as provided under separate development approvals. Each of these development approvals have been granted in accordance with the approved Concept Plan (Mod 8). As such, the proposed stratum subdivision is entirely consistent with the approved Concept Plan (Mod 8).

4.3 Infrastructure and Servicing Provision

No physical works are proposed as part of this SSDA. All infrastructure and servicing provision for the future buildings within the lots created is being provided under those separate approvals.

Of particular relevance to Stage 1A of Barangaroo South is the Basement Car Park Approval which included the infrastructure arrangements which will service the future stratum lots within Stage 1A of Barangaroo South. The core infrastructure, constructed under the Basement Car Park Approval, is located in Lots 202-205 that were created as part of the Stage 1A (Initial) Subdivision. The BMS provides access to the individual lot owners to the shared infrastructure.

Lendlease will obtain the necessary approvals for water supply, electrical supply, communications, sewer and stormwater connections from the relevant authorities, as required.

4.4 Staged Registration

The stratum subdivision of Barangaroo South is proposed to be undertaken in a staged manner. The staging of the stratum subdivision is outlined in **Section 3.1**. The staged registration of the separate stratum lots is proposed to reflect the staged construction of the approved developments within Stage 1A of Barangaroo South.

As the creation of stratum lots within Barangaroo South will be staged, it is requested that the Minister for Planning structure the development consent conditions to facilitate flexible staging registration.

4.5 Consultation

In accordance with the SEARs for this SSDA (see **Appendix C**), consultation was undertaken with relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. This section details the consultation undertaken as part of the preparation of this SSDA and proposed ongoing stakeholder engagement. Accordingly, consultation has been undertaken as required by the SEARs and in conformance with the Department of Planning and Environment's *Major Project Community Consultation Guidelines 2007*.

In addition to the consultation processes described below, the proposed development will be placed on public exhibition for 30 days in accordance with clause 83 of the *Environmental Planning and Assessment Regulation 2000*. During the public exhibition period Council, State agencies and the public will have an opportunity to make submissions on the project.

Council and Agency Consultation

Lendlease recognises the importance of positive relationships with Council and agencies and seeks to proactively engage with them over the duration of the project. Lendlease proposes to undertake stakeholder engagement to ensure all individuals and/or groups that have an interest in the SSDA are consulted with.

As part of the preparation of the SSDA, Lendlease provided the proposed subdivision plans to the City of Sydney, Sydney Water, AusGrid, Jemena and Transport for NSW. The City of Sydney and agencies have indicated that they have no comment regarding the proposal in its current form, and would provide their comments on the subdivision, if any, as part of the exhibition process.

It is noted that further consultation will be undertaken with each of these authorities as required during the implementation of the proposed subdivision post obtaining development consent. Comments by Ausgrid relating to specific conditions being enforced regarding access to the site can be incorporated into any future consent.

Community and Stakeholder Engagement

The Barangaroo Delivery Authority and Lendlease are consulting with local residents and other relevant stakeholders as part of its ongoing community engagement program related to Barangaroo. The opportunity to participate has been provided through a number of direct and indirect mediums including community consultation events, presentations and workshops, the Barangaroo South website and Barangaroo South newsletter.

5.0 Justification of the Proposal

In general, investments in major projects are justified if the benefits of doing so exceed the costs. Such an assessment must consider all costs and benefits. The EP&A Act specifies that such a justification must be made having regard to biophysical, economic and social considerations and the principles of ecologically sustainable development.

The proposed development involves no physical works and comprises stratum subdivision to facilitate the future use and management of development at Barangaroo. The assessment must therefore focus on the identification and appraisal of the effects of the proposed subdivision on the Barangaroo site.

Where relevant, various components of the biophysical, social and economic environments have been examined in this EIS and are summarised below.

5.1 Social and Economic

Barangaroo is Sydney's largest redevelopment project this century and will be valued at over \$6 billion. The project is to be undertaken over the next 10 to 20 years and will provide more than \$1.5 billion into the NSW economy annually. The three precincts within Barangaroo will play different roles in making Barangaroo a success showcase of urban renewal.

Barangaroo South is the southern 7.5 hectares of the Barangaroo site, which is destined to become the greenest and most advanced financial district and the first large scale, carbon neutral precinct in Australia. It will comprise a mix of uses, including commercial, residential, retail and dining along with a new landmark hotel, on completion it will be home to around 1,200 residents, 23,000 office workers and more than 2.9 hectares of public space. The social and economic success of Barangaroo relies heavily on the design of public space and the way it is experienced and used.

The proposed subdivision will facilitate the continued delivery and management of the future buildings and areas of open space at Barangaroo, in particular buildings within Stage 1A (Second Stage) of Barangaroo South. The proposed subdivision creates new lots in addition to those approved under the Stage 1A (First Stage) Subdivision SSDA, to provide for buildings at Barangaroo South that are currently approved and under construction (R7 and C2) and proposed (R1). As it will support the ongoing development of the Barangaroo site, the proposal will therefore have a positive social and economic impact for the large number of future visitors, residents and workers at Barangaroo. Specifically, the proposed subdivision of Barangaroo will:

- assist in the continued delivery of future buildings to attract visitors and tourists to Barangaroo, supporting the retail and hotel functions at Barangaroo South and wider Sydney CBD;
- allow for the on-going and proper management of the future buildings at Barangaroo South;
- identify future recreation areas for visitors, residents and works to enjoy throughout the year;
- create a world class address for the future commercial buildings, attracting businesses and business to Barangaroo; and
- assist in continuing the development of Barangaroo, therefore providing a range of employment opportunities during construction and operation.

There are no adverse social or economic impacts as result of the proposed development. The proposed stratum subdivision reflects the future development which is to occur at Barangaroo South and will in turn facilitate the ongoing management and maintenance of Barangaroo South to ensure no adverse impacts occur during the operation of the development.

5.2 Biophysical

This SSDA does not propose any physical works. As such, there is no risk that the existing site conditions will be altered by the carrying out of the subdivision of the site. The stratum subdivision of Barangaroo will not result in any biophysical impacts.

5.3 Ecologically Sustainable Development

The EP&A Regulation lists four principles of ecologically sustainable development to be considered in assessing a project. They are:

- the precautionary principle;
- intergenerational equity;
- conservation of biological diversity and ecological integrity; and
- improved valuation and pricing of environmental resources.

An analysis of these principles follows.

Precautionary Principle

The precautionary principle is utilised when uncertainty exists about potential environmental impacts. It provides that if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation. The precautionary principle requires careful evaluation of potential environmental impacts in order to avoid, wherever practicable, serious or irreversible damage to the environment.

This EIS has not identified any uncertain and serious threat of irreversible damage to the environment.

Intergenerational Equity

Inter-generational equity is concerned with ensuring that the health, diversity and productivity of the environment are maintained or enhanced for the benefit of future generations. The proposal has been designed to benefit both the existing and future generations by:

- facilitating the future delivery of Barangaroo, allowing future generations to appreciate and enjoy the redevelopment; and
- allowing the logical development of Barangaroo, providing for recreation areas and employment near housing and other uses.

The overall Barangaroo development will integrate short and long-term social, financial and environmental considerations so that any foreseeable impacts are not left to be addressed by future generations.

The proposed subdivision does not pose any potential short or long term social, financial or environmental impacts.

Conservation of biological diversity and ecological integrity

The principle of biological diversity upholds that the conservation of biological diversity and ecological integrity should be a fundamental consideration.

This EIS has demonstrated that the proposal will not have any effect on the biological diversity and ecological integrity of the Barangaroo site. The proposal does not involve any physical works; therefore there are no potential impacts on biological diversity and the ecological integrity of the Barangaroo site.

Improved valuation, pricing and incentive mechanisms

The principles of improved valuation and pricing of environmental resources requires consideration of all environmental resources which may be affected by a proposal, including air, water, land and living things. As no physical works are proposed as part of this SSDA, no environmental resources will be affected and therefore valuations, pricing and incentive mechanisms will not be altered.

6.0 Conclusion

This EIS has been prepared to consider the environmental, social and economic impacts of the proposed stratum subdivision of the Barangaroo South site.

The EIS has addressed the issues outlined in the SEARs (**Appendix C**) and accords with Schedule 2 of the EP&A Regulation with regards to requirements for an environmental impact statement.

Having regard to the biophysical, economic and social considerations, including the principles of ecologically sustainable development, the carrying out of the development is justified for the following reasons:

- The proposed subdivision will assist in fulfilling the strategic vision established for Barangaroo, allowing for the orderly development of future buildings within Barangaroo.
- The subdivision is consistent with and complies with all the relevant strategic policies, environmental planning instruments, plans and guidelines, including Concept Plan (Mod 8).
- The subdivision of Barangaroo will facilitate future developments which will have a wide range of positive social and economic benefits.
- There are no adverse environmental, social or economic impacts associated with the subdivision.

Given the merits described above, it is requested that the application be approved.