



Ms Clare Hall  
Lendlease (Millers Point) Pty Ltd  
30 The Bond, 30 Hickson Road  
Sydney NSW 2000

Our ref: SSD 7478

Dear Ms Hall

**SEARs for Stage 1A Subdivision (Second Stage), Barangaroo South (SSD 7478)**

Please find attached a copy of the Secretary's environmental assessment requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for the Stage 1A Subdivision (Second Stage), Barangaroo South. These requirements have been prepared in consultation with relevant public authorities based on the information you have provided to date. I have also attached a copy of the public authorities' comments for your information. Please note that the Secretary may alter these requirements at any time.

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

Prior to exhibiting the EIS, the Department of Planning and Environment (the Department) will review the document in consultation with relevant authorities to determine if it addresses the requirements in Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*. You will be required to submit an amended EIS if it does not adequately address the requirements.

The Department wishes to emphasise the importance of effective and genuine community consultation where a comprehensive, detailed and genuine community consultation engagement process must be undertaken during the preparation of the EIS. This process must ensure that the community is provided with a good understanding of what is proposed, description of any potential impacts and they are actively engaged in issues of concern to them.

Please contact the Department at least two weeks before you propose to submit your DA and EIS. This will enable the Department to:

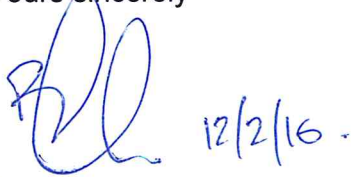
- confirm the applicable fee (see Division 1AA, Part 15 of the *Environmental Planning and Assessment Regulation 2000*); and
- determine the number of copies (hard-copy and CD/DVD) of the DA and EIS that will be required for reviewing purposes.

If your development is likely to have a significant impact on matters of National Environmental Significance, it will require an approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This approval would be in addition to any approvals required under NSW legislation and it is your responsibility to contact the

Commonwealth Department of the Environment to determine if an approval under the EPBC Act is required (<http://www.environment.gov.au> or 6274 1111).

If you have any questions, please contact Mr Ashley Cheong, who can be contacted on (02) 9228 2052 or via email at [ashley.cheong@planning.nsw.gov.au](mailto:ashley.cheong@planning.nsw.gov.au)

Yours sincerely



**Ben Lusher**  
**Director**  
**Key Sites Assessments**  
as delegate for the Secretary

## 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*

<b>Application Number</b>	SSD 7478
<b>Proposal Name</b>	Stage 1A (Second Stage) Subdivision, Barangaroo
<b>Location</b>	Barangaroo
<b>Applicant</b>	Lend Lease (Millers Point) Pty Ltd
<b>Date of Issue</b>	12 February 2016
<b>General Requirements</b>	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).
<b>Key issues</b>	<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> <p>1. An existing site survey plan drawn at an appropriate scale illustrating:</p> <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> <p>2. A locality/context plan drawn at an appropriate scale should be submitted indicating:</p> <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> <p>3. Drawings at an appropriate scale illustrating:</p> <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>
<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>

## Attachment 1: Agency Comments



570 George Street  
Sydney NSW 2000  
All mail to GPO Box 4009  
Sydney NSW 2001  
T +61 2 131 525  
F +61 2 9269 2830  
www.ausgrid.com.au

10 February 2016

Mr Ashely Cheong  
Department of Planning & Environment  
Key Sites Assessments  
GPO Box 39  
SYDNEY NSW 2001

**By email: [Ashely.cheong@planning.nsw.gov.au](mailto:Ashely.cheong@planning.nsw.gov.au)**

Dear Mr Cheong

**Re: Request for SEARs for Stage 1A Subdivision (Second Stage), Barangaroo South SSD 7478**

We refer to your correspondence dated 20 January 2016 inviting Ausgrid to make a submission for the Secretary's Environmental Assessment Requirements (SEARs), and provide details of any key issues and assessment requirements.

A high level review of the proposed plans has been undertaken and identified that the proposed subdivision is in the vicinity of Ausgrid's future electricity infrastructure within the Barangaroo South Precinct.

No objections are raised, subject to the following conditions being met:

1. The Proponent shall continue to negotiate with Ausgrid and finalise the following in favour of Ausgrid:
  - i. easements;
  - ii. leases; and
  - iii. rights of way,as contemplated in the enclosed plans prepared by Patrick Walsh of GeoStrata, dated 31 July 2014.
2. The Proponent shall provide reasonable access to Ausgrid for the installation and commissioning of Ausgrid's electrical infrastructure throughout the course of the project.
3. The Proponent shall not interfere with Ausgrid's electrical infrastructure.

Should you wish to discuss these matters further, please contact Matthew Faferko on 9269 4620 or via email [mfaferko@ausgrid.com.au](mailto:mfaferko@ausgrid.com.au).

Yours sincerely

A handwritten signature in black ink, appearing to read "Matthew Faferko", written over a horizontal line.

Matthew Faferko  
Senior Area Development Manager - Sydney North & East

## Ashley Cheong

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**To:** Russell Hand  
**Subject:** RE: SSD 7478 - Stage 1A (Second Stage) Subdivision, Barangaroo

Hi Ashley,

The City would request a draft Section 88b instrument with the draft subdivision plans. We expect the surveyor will do this as of course.

Other than that, there is nothing further to add.

Regards,  
Russell

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**From:** [Ashley.Cheong@planning.nsw.gov.au](mailto:Ashley.Cheong@planning.nsw.gov.au) [mailto:[Ashley.Cheong@planning.nsw.gov.au](mailto:Ashley.Cheong@planning.nsw.gov.au)]  
**Sent:** Tuesday, 9 February 2016 2:03 PM  
**To:** Russell Hand <[RHand@cityofsydney.nsw.gov.au](mailto:RHand@cityofsydney.nsw.gov.au)>  
**Subject:** SSD 7478 - Stage 1A (Second Stage) Subdivision, Barangaroo

Hi Russell

Thanks for the update this morning. Can you please shoot me a short email with your comments?

Regards,

**Ashley Cheong**

Planning Officer – Key Site Assessments

Department of Planning and Environment | GPO Box 39 | Sydney NSW 2001

T 02 9228 2052 E [ashley.cheong@planning.nsw.gov.au](mailto:ashley.cheong@planning.nsw.gov.au)



**Planning &  
Environment**

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Transport  
for NSW

Ms Michele Nettlefold  
A/Team Leader  
Key Sites Assessments  
Department of Planning and Environment  
GPO Box 39  
Sydney NSW 2001

**Attention:** Ashley Cheong

Dear Ms Nettlefold

**Request for SEARs for Stage 1A Subdivision (Second Stage), Barangaroo South  
(SSD 7478)**

Thank you for your letter dated 20 January 2016, requesting Transport for NSW (TfNSW) provide input to the draft Secretary's Environmental Assessment Requirements (SEARs) for the above.

TfNSW has reviewed the information provided and has no comment on the draft SEARs.

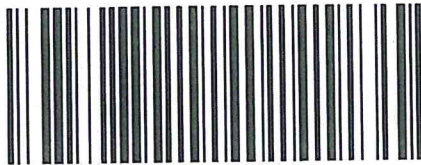
Thank you again for the opportunity of providing input for the above proposal. If you require further clarification regarding this matter, please don't hesitate to contact Para Sangar, Senior Transport Planner, Land Use Planning and Development on 8202 2672.

Yours sincerely

8/2/16

Mark Ozinga  
**Principal Manager, Land Use Planning and Development  
Freight, Strategy and Planning**

CD16/01075



PCU063936

Sydney  
**WATER**

02 February 2016

Ms Ashely Cheong  
Planning Officer  
Key Site Assessments  
Department of Planning and Environment  
GPO Box 39  
Sydney NSW 2001

Department of Planning  
Received  
4 FEB 2016  
Scanning Room

**Request for SEARs for Stage 1A Subdivision (Second Stage), Barangaroo South**

Dear Ms Cheong,

Thank you for your letter requesting Sydney Water's input on the Secretary's Environmental Assessment Requirements for the above development. We have reviewed the proposal and provide the following comments for your consideration.

**Sydney Water Requirements for Environmental Assessment**

Sydney Water requests Secretary Environment Assessment Requirements include the following:

1. The proponent should include an integrated water management strategy that considers water, wastewater and stormwater. It must also include alternative water supply, proposed end uses of potable and non-potable water, demonstration of water sensitive urban design and any water conservation measures. This will allow Sydney Water to determine the impact of the proposed project on its existing services and identify any augmentation requirements.
2. When determining landscaping options, the proponent should take into account that certain tree species can cause cracking or blockage of Sydney Water pipes and therefore should be avoided.
3. Strict requirements for Sydney Water's stormwater assets for certain types of development may apply. Consider the following in your submission, stormwater assets protection, building over and/or adjacent to stormwater assets, building bridges over stormwater assets, potential flood, water quality and heritage impacts and creation of easements.
4. Continuation of the managing new development process will be required for the applicant to finalise all of Sydney Water's issued requirements for issuing of Section 73 certificates.

If you require any further information, please contact Beau Reid of Urban Growth Strategy on 02 8849 4357 or e-mail [beau.reid@sydneywater.com.au](mailto:beau.reid@sydneywater.com.au).

Yours sincerely,

Greg Joblin  
**Manager, Growth Strategy**