



FM/SM/KT
10051
29 May 2017

Carolyn McNally
Secretary
Department of Planning and Environment
320 Pitt Street
SYDNEY NSW 2000

Dear Ms McNally,

**REQUEST FOR SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS
BUILDING C1, BARANGAROO SOUTH**

We write on behalf of Lend Lease (Millers Point) Pty Ltd, the proponent for the proposed Building C1 at Barangaroo South.

The proposed development is located entirely within the Barangaroo South site, which is identified as a State Significant Site in Schedule 2 of *State Environmental Planning Policy (State and Regional Development) 2011*. The proposed development has a capital investment value (CIV) in excess of \$10 million and is accordingly declared State Significant Development (SSD) for the purposes of the *Environmental Planning and Assessment Act 1979* (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 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.

1.0 THE SITE

Barangaroo is located on the north-western edge of the Sydney CBD, bounded by Sydney Harbour to the west and north, the historic precinct of Millers Point, The Rocks and Sydney Harbour Bridge approach to the east and bounded to the south by a range of new development dominated by CBD commercial tenants.

The Building C1 site is located on the eastern portion of the land identified in the approved Concept Plan as Block 3 (Refer to **Figure 1**). It is bound by Watermans Quay to the north, Scotch Row to the west, Hickson Road to the east and Shipwright Walk to the south. The site is legally described as Lot 214 DP1221076 and is owned by the Barangaroo Delivery Authority. The site also includes part Lot 205 DP1204948 relating to bicycle and amenities within the Building C1 site area.

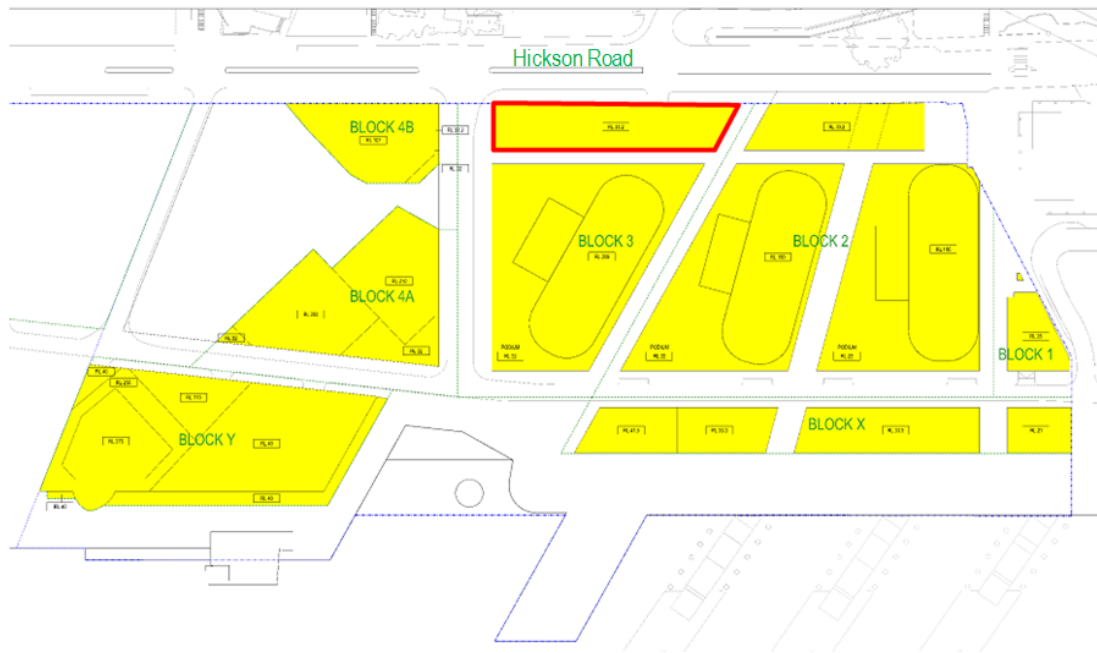


Figure 1 – Site plan (C1 plot outlined in red)

2.0 DESCRIPTION OF THE PROPOSED DEVELOPMENT

The SSD application will seek development consent for the construction and use of Building C1 at the Barangaroo South site.

Building C1 will be a seven storey commercial building with ground floor retail, providing a gross floor area of approximately 11,770m². Conceptual drawings for the purpose of preparing SEARs, including indicative floor plans and elevations, have been prepared by Lendlease and are provided at **Attachment A** and replicated at **Figures 2-3**. The commercial building will provide a colonnade along Hickson Road, and will also integrate the basement riser and bicycle access currently located on the site that was approved as part of the Excavation and Basement Car Parking Application (MP10_0023). The public domain to be provided around Building C1 will be constructed as part of the approved SSD Application (SSD_6303). Building C1 will incorporate signage zones and include a signage strategy for ground level signage in association with retail tenancies.

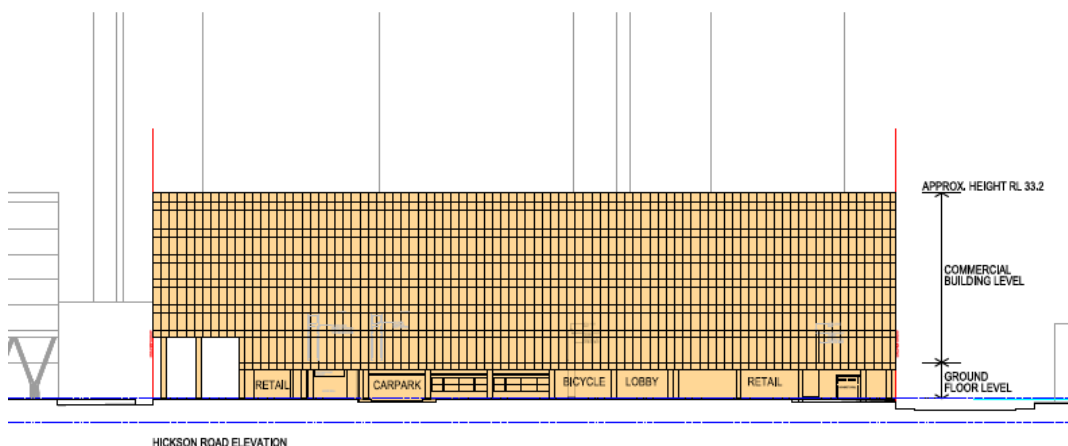


Figure 2 – Indicative Hickson Road Elevation, demonstrating scale of the proposed development
Source: Lendlease

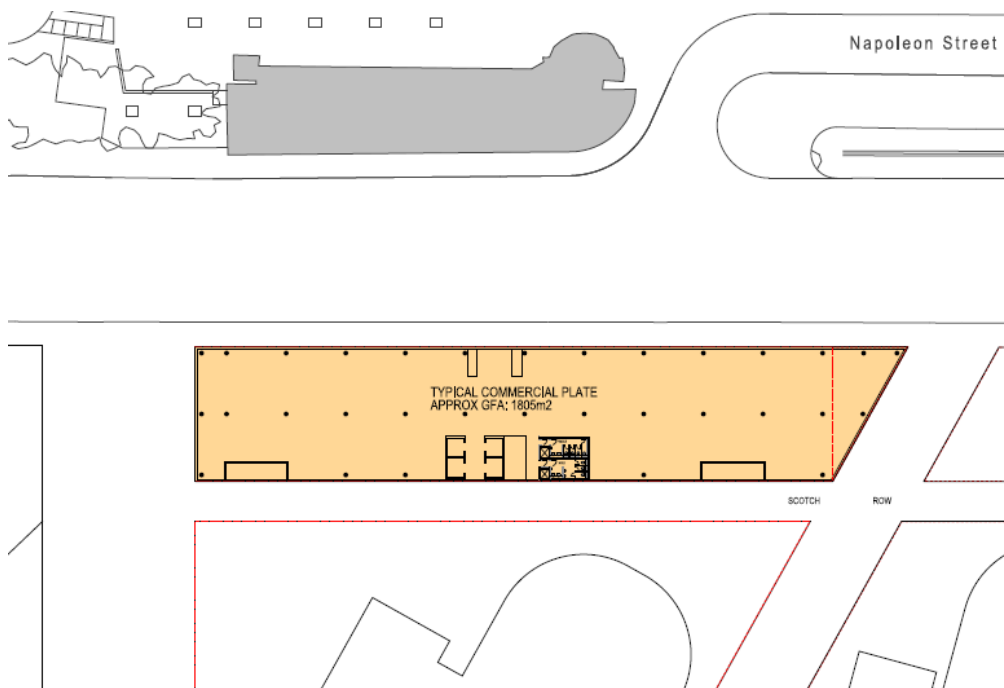


Figure 3 – Indicative commercial floorplate
Source: Lendlease

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*. The proposed development has a capital investment value (CIV) in excess of \$10 million and is accordingly declared SSD for the purposes of the EP&A Act.

3.2 State Environmental Planning Policy (State Significant Precincts) 2005

Schedule 3 Part 12 of *State Environmental Planning Policy (State Significant Precincts) 2005* ("State Significant Precincts SEPP") relates to the Barangaroo site. Part 12 zones the land part B4 Mixed Use and part RE1 Public Recreation. The proposed Building C1 is located on land zoned B4 Mixed Use. The proposed commercial and retail uses are permissible in the B4 Mixed Use zone.

The State Significant Precincts SEPP stipulates a maximum height of RL 209 for Block 3. A maximum GFA of 129,934m² is specified for Block 3, which also incorporates International Tower 1 (Commercial Building C3). **Table 1** lists the approved/proposed GFA for Block 3, identifying that there is available floor space within the maximum permitted by the SEPP.

Table 1 – Approved/proposed GFA Block 3

Block	Building	Existing GFA (m ²)	Maximum allowable GFA (m ²) State Significant Precincts SEPP	Remaining GFA	Indicative proposed GFA
Block 3	International Tower 1 (Commercial Building C3)	118,146m ² *	129,934m ²	11,788m ²	11,770m ²

*As-built survey (Linker Surveying December 2016).

Design Excellence

Schedule 3 Part 12 Division 1(19) of the State Significant Precincts SEPP requires that consent must not be granted for new buildings or external alterations to an existing building at Barangaroo unless the consent authority has considered whether the proposed building exhibits design excellence.

In considering whether the proposed building exhibits design excellence, the consent authority must have regard to the following matters:

- (a) Whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,*
- (b) Whether the form and external appearance of the building will improve the quality and amenity of the public domain,*
- (c) Whether the building will meet sustainable design principles in terms of sunlight, natural ventilation, wind, reflectivity, visual and acoustic privacy, safety and security and resource, energy and water efficiency,*
- (d) If a design competition is required to be held in relation to the building.*

Clause 19(3) sets out situations where a design competition is to be undertaken, specifically being when a development will be greater than RL 57 or where the erection of a new building is proposed on a site of greater than 1,500m².

Notwithstanding the requirements of clause 19(3), clause 19(4) sets out instances where the Secretary may waive the requirement for a design competition because of the excellence of the proposed design for the development concerned, and:

- (i) The architect responsible for the proposed design has an outstanding reputation in architecture, and*
- (ii) Necessary arrangements have been made to ensure that the proposed design is carried through to the completion of the development concerned.*

It is noted that Lend Lease (Millers Point) Pty Ltd will seek a waiver from the requirements of a design competition in accordance with these provisions. The proposal will be capable of achieving design excellence in accordance with clause 19(1) and clause 19(4) for the following reasons:

- Lend Lease (Millers Point) Pty Ltd have appointed Alec Tzannes of Tzannes as the architect, the same architect which designed the adjacent Building C2. Tzannes is a world renowned, award winning practice with demonstrated experience in both urban design and architecture. Alec Tzannes, Director and Founders, is an eminent Australian architect and is the past National President of the Australia Institute of Architects, past Professor and Dean of UNSW Faculty of the Built Environment and current Emeritus Professor at UNSW.
- Building C1 is proposed as a Timber Engineered Building that will compliment Building C2, which is recognised as an innovative, sustainable design. The two buildings will present as a 'pair' to Hickson Road as the eastern boundary of the Barangaroo South site.
- Although Lendlease will not hold a competitive process, the design of Building C1 will be subject to a peer review process, reviewed by the Design Director of the Barangaroo Delivery Authority, Bob Nation AM, prior to lodgement of the SSDA to ensure the design achieves design excellence.
- Tzannes Associates will be retained throughout the design documentation and construction of the project to ensure that design integrity is maintained and design excellence is achieved.
- Building C1 will be capable of achieving the sustainability objectives for the Barangaroo South site, through design and innovation.

- Based on the above, it is considered that building C1 will be capable of achieving design excellence, notwithstanding a competitive process.

The EIS will set out a detailed submission to the Secretary to waive the requirement for a design competition consistent with clause 19(4) based on the reasons set out above. The detailed submission will address the requirements of the State Significant Precincts SEPP as well as those contained in Condition C2 of the Barangaroo Concept Plan (as modified). Notwithstanding this, it is requested that the Department consider waiving the design competition requirement through the SEARs for Building C1, noting the reasons for achieving design excellence, as outlined above.

3.3 Barangaroo Concept Plan

The Barangaroo Concept Plan (MP06_0162) as modified, known as Concept Plan (Mod 8), establishes a planning framework for development of the entire Barangaroo site. The Concept Plan (Mod 8) provides for:

- 563,965m² mixed use development across the entire Barangaroo site, comprising:
 - A maximum of 514,465m² mixed uses GFA, including residential, commercial and retail uses, which includes:
 - A maximum of 128,763m² of residential uses (a minimum of 99,763m² of which will be in Barangaroo South);
 - A maximum of 50,000m² of tourist uses GFA;
 - A maximum of 39,000m² of retail uses;
 - A maximum of 4,500m² of active uses GFA (3,000m² of which will be in Barangaroo South); and
 - A minimum of 12,000m² of community uses GFA (10,000m² of which will be in Barangaroo South);
- Approximately 11 hectares of new public open space/public domain, with a range of formal and informal open spaces serving separate recreational functions including a 2.2 kilometre 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.

Specific to Block 3, the Concept Plan (Mod 8) contains the following controls:

- A maximum GFA of 129,934m².
- A maximum of 10,515m² of residential uses GFA.
- A maximum height of RL 209.
- A height above ground level of 207 metres.

The proposed Building C1 will be designed in accordance with the Barangaroo Concept Plan (as modified). 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 3 of the Concept Approval.

Barangaroo South Built Form and Urban Design Guidelines

Condition 5 requires that all future applications in Barangaroo South demonstrate consistency with the Built Form and Urban Design Guidelines. The Design Guidelines provide detailed

controls that support the provisions of the Concept Plan (Mod 8). The Design Guidelines contain specific controls for Block 3, relating to:

- Building mass and location.
- Street wall establishment.
- Building articulation.
- Building legibility.
- Ground floor permeability and accessibility of public realm.
- Ensuring quality of rooftops.
- Facades.
- Active street fronts.
- Signage.

The proposal is consistent with the provisions of the Built Form and Urban Design Guidelines and a detailed assessment will be provided in the EIS for the project.

3.4 Other Planning Policies

In addition to the above, the following policies apply to the site and will need to be considered as part of the SSD application:

- *State Environmental Planning Policy No. 55 – Remediation of Land;*
- *State Environmental Planning Policy (Infrastructure) 2007;* and
- *Sydney Regional Environmental Plan (Sydney Harbour Catchment).*

4.0 OVERVIEW OF LIKELY ENVIRONMENTAL AND PLANNING ISSUES

Based on our preliminary environmental assessment, the following are key environmental assessment issues that will need to be considered as part of the future SSDA:

- Compliance with relevant statutory plans and consistent with the Barangaroo Concept Plan (as modified).
- Urban design, built form and design excellence.
- Remediation and contamination.
- Ecologically sustainable development.
- Relationship with the public domain.
- Transport and accessibility (pedestrian, cycling, public transport and car parking).
- Amenity, including wind, noise, overshadowing and reflectivity.
- Stormwater.
- Impact on the interim Metro Corridor.
- Waste management.
- Archaeology.
- Fire safety.
- Accessibility.
- 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 Building C1. Building C1 will contribute to the built form of Barangaroo South, fulfilling the envisaged development potential for the site and enhancing the relationship of Barangaroo South to its surrounds.

We trust that the information detailed in this letter is sufficient to enable the Secretary to issue SEARs for the preparation of an EIS. Should you have any queries about this matter, please do not hesitate to contact me on 9956 6962 or smiller@jbaurban.com.au

Yours faithfully,



Samantha Miller
Senior Planner



Kate Tudehope
Principal Planner