

Secretary's Environmental Assessment Requirements

Schedule 4.12(8) of the *Environmental Planning and Assessment Act 1979* Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application No.	SSD-8892218
Proposal Name	Barangaroo South, Residential Building R4B - Amending Development Application (DA)
Location	51A Hickson Road, Barangaroo, NSW 2000
Applicant	Lend Lease (Millers Point) Pty Ltd
Date of Issue	11 September 2020
General Requirements	The Environmental Impact Statement (EIS) must address the <i>Environmental Planning and Assessment Act 1979</i> (EP&A Act) and meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i> (EP&A Regulation). The EIS must be accompanied by a report from a qualified quantity surveyor providing: · a detailed calculation of the capital investment value (CIV) (as defined in clause 3 of the EP&A Regulation) of the proposal, including details of all assumptions and components from which the CIV calculation is derived. The report shall be prepared on company letterhead and indicate applicable GST component of the CIV; · an estimate of the jobs that will be created by the development (construction and operation). · certification that the information provided is accurate at the date of preparation.
Key Issues	The EIS must address the following specific matters: 1. Statutory and Strategic Context · Address all relevant Environmental Planning Instruments, plans, policies and guidelines, including (but not limited to those) outlined at Appendix A · Detail the nature and extent of any prohibitions that apply to the development · Identify compliance with the development standards applying to the site and provide a detailed justification for any non-compliances · Demonstrate how the proposal is consistent with the Concept Plan MP06_0162 (as modified), including any relevant Statement of Commitments. 2. Amending Development Application · The EIS shall illustrate and describe the amendments sought to the existing Development Approval (SSD 6965), including a comparative analysis of the building height, design, visual/view impact, GFA, car parking, floor spaces, uses and any other relevant amendment. · The EIS shall confirm any proposed change to relevant conditions of consent between the existing Development Approval and the proposed amending DA. 3. Land Use and GFA · Provide a table identifying the building's different land uses, including a floor by floor breakdown of GFA, total GFA and site coverage. 4. Design Excellence, Built Form and Urban Design · Outline the design process leading to the proposal and demonstrate that the amended development achieves design excellence with specific consideration of the site's character, layout, setbacks, architectural design, materials, articulation and detailing, amenity, views and vistas, open spaces and public domain, connectivity and street activation. · Address the height, bulk and scale of the proposal development within the context

of the locality and its surrounds.

5. Visual and View Impacts

- Identify important sight lines and visual connectivity to and through the site.
- A visual impact assessment is to be provided to identify the visual changes and impacts on the site and its surrounds when viewed from key vantage points, including:

Hickson Road, Kent Street, Lime Street, High Street, Sydney Observatory, Sydney Observatory Park, Clyne Reserve, Munn Reserve, Sydney Harbour Bridge, Pyrmont Bridge, Ballart Park Darling Island, Jones Bay Wharf Pyrmont, East Balmain, Darling Harbour, Blues Point, Millers Point, Sydney Opera House, and Cremorne Point.

6. Prescribed Airspace for Sydney Airport and Sydney Observatory Impacts

- Identify any impacts of the proposed amended development on the prescribed airspace for Sydney Airport.
- Undertake an analysis and resultant impacts on the functioning of the Sydney Observatory telescopes and astronomical sightlines considering night-sky view loss and light spill.

7. Amenity

- Outline and address the proposed amended development's impacts in terms of sunlight, natural ventilation, wind, reflectivity, visual and acoustic privacy, and safety and security.
- Outline and address the provision of communal open space for the amended development.

8. Ecologically Sustainable Development

- Detail how ESD principles (as defined in clause 7(4) Schedule 2 of the EP&A Regulation 2000) will be incorporated in the design, construction and ongoing phases of the development.
- Outline resource, energy and water efficiency initiatives, including the use of sustainable technologies and or/renewable energy.
- Provide an integrated Water Management Plan including alternative water supply, proposed end uses of potable and non-potable water, water sensitive urban design and water conservation measures.

9. Public Domain and Public Access

- Identify any changes/improvements to approved open space, public domain and linkages with and between other public domain spaces, including Hickson Road, other streets and lanes, and the Harbour foreshore.

10. Transport, Traffic, Car Parking and Accessibility

- The EIS shall include a Traffic and Transport Impact Assessment that assesses any additional impacts of the proposed amending DA on the traffic and transport network and pedestrian and cyclist safety adjacent to the site which compared to the existing development approval. This should include:
 - § current daily and peak hour vehicle, public transport, pedestrian and bicycle movements and existing traffic and transport facilities provided on the road network;
 - § daily and peak traffic movements likely to be generated by the proposed amended development, including peak traffic movements;
 - § assessment of the existing and future performance of key intersections providing access to the site, and any upgrades (road/intersections) required

as a result of the proposed amended development. The assessment of the existing and future road network operations needs to consider the cumulative impacts of traffic volumes and focus on intersections in the north-west quadrant of the CBD in the vicinity of Barangaroo. The assessment needs to be supported by appropriate modelling and analysis to the satisfaction of TfNSW;

§ details of proposed car parking for the proposed amended development, consistent with the Concept Approval.

§ details and assessment of any changes to

- pedestrian and cycle connections/circulation
- approved loading, servicing or access arrangements for residents, workers and visitors
- car parking and bicycle storage provision, having regard to relevant codes
- public transport services and opportunities for greater usage for residents, workers and visitors;
- sustainable travel initiatives for residents, workers and visitors
- access arrangements for emergency and service vehicles
- construction traffic impacts and how any additional impacts will be mitigated.

The EIS shall include an assessment of the impact of the proposed amended development on the operation of the Barangaroo Ferry Hub including environmental impacts on the ferry hub and ferry customers such as shadow impacts. This should also consider lighting design and any potential impact on navigational safety.

The EIS shall address pedestrian and traffic management during construction, in particular the cumulative impacts of other construction activities, including the Sydney Metro City and Southwest and other surrounding developments in Barangaroo.

11. Interim rail corridor

The EIS shall detail the likely effect of the proposal on the Sydney Metro Corridor and Sydney Metro Barangaroo Station.

12. Heritage

The EIS must include an assessment of the likely impacts of the proposed amended development on any heritage and archaeological items and outline mitigation and conservation measures.

13. Contamination

Demonstrate compliance with the requirements of SEPP 55.

14. Construction

The applicant must include updated reports that consider any additional potential impacts (beyond the original approval) and outline proposed management and mitigation measures. Updated reports should include (but not be limited to):

- § noise
- § air quality
- § water, drainage, stormwater and groundwater
- § sediment, erosion and dust control
- § waste
- § Building Code of Australia
- § environmental, construction and site management
- § infrastructure provision
- § staging

	15. Water Related Infrastructure Requirements - The EIS shall address Sydney Water requirements and demonstrate that satisfactory arrangements for drinking water, wastewater, and if required, recycled water services have been made for the amended development. 16. Biodiversity - The EIS shall provide an assessment of the proposal's biodiversity impacts in accordance with the Biodiversity Conservation Act 2016, including the preparation of a Biodiversity Development Assessment Report (BDAR) where required under the Act, except where a waiver for preparation of a BDAR has been granted. 17. Consultation - Undertake an appropriate level of consultation with the public, City of Sydney Council and State government agencies.
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 Coordination Office within Transport for NSW - Sydney Metro - Government Architect NSW - Sydney Observatory - Local Aboriginal Land Council and stakeholders, if relevant - Local heritage groups, if relevant. 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.
Plans and documents	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. In addition, the EIS must include the following: - high quality files of maps and figures of the subject site and proposal - site survey plan, showing existing levels, location and height of existing and adjacent structures/buildings - site analysis plan - architectural drawings - landscape plan - urban design report - visual and view impact assessment including a visual assessment methodology and providing an analysis from visual catchment locations - heritage impact statement - shadow diagrams and overshadowing analysis providing an analysis of solar access at the summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and September 21) between 9am and 3pm - schedule of materials and finishes (if required) - noise impact assessment - access impact assessment - ESD report

	· Building Code of Australia report · consultation summary report · traffic and transport impact assessment · preliminary construction management plan, inclusive of a construction and pedestrian traffic management plan · stormwater management plan · floor risk assessment · sediment and erosion control plan · geotechnical and structural report · contamination assessment, including remedial action plan and site audit statement (if required) · integrated water management plan including water sensitive urban design strategy · servicing and operational waste management plan in accordance with Council guidelines. · design verification statement · light spill analysis · 3D modelling and a physical model in accordance with Council requirements
Further consultation after 2 years	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.
References	The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, the following attachment contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this proposal.

APPENDIX 1 – ENVIRONMENTAL PLANNING INSTRUMENTS AND GUIDELINES

The following guidelines may assist in the preparation of the EIS. This list is not exhaustive and not all of these guidelines may be relevant to your proposal. Many of these documents can be found on the following websites:

- <http://www.planning.nsw.gov.au>
- <http://www.shop.nsw.gov.au/index.jsp>
- <http://www.australia.gov.au/publications>
- <http://www.epa.nsw.gov.au/>
- <http://www.environment.nsw.gov.au/>
- <http://www.dpi.nsw.gov.au/>

Policies, Plans and Guidelines	
Statutory Documents	· Environmental Planning and Assessment Act 1979 · Protection of the Environment Operations Act 1997 · Protection of the Environment Operations (Clean Air) Regulation 2010 · State Environmental Planning Policy (State and Regional Development) 2011; · State Environmental Planning Policy (State Significant Precincts) 2005; · State Environmental Planning Policy 55 - Remediation of Land; · State Environmental Planning Policy (Infrastructure) 2007; · State Environmental Planning Policy No.65 – Design Quality of Residential Flat Development; · State Environmental Planning Policy (Building Sustainability Index – BASIX) 2004; and · Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005.
Strategic Plans, Policies and Guidelines	· NSW State Priorities · Future Transport Strategy 2056 and supporting plans · Better Placed – an integrated design policy for the built environment of NSW 2017 · NSW Planning Guidelines for Walking and Cycling · Sydney City Centre Access Strategy; · Apartment Design Guide · Barangaroo Integrated Transport Plan; · Barangaroo Housing Strategy · Barangaroo Transport Management and Accessibility Plan · Guide to Traffic Generating Developments (RMS) · Standards Australia AS 2890.3 (Bicycle parking facilities) · Development near Rail Corridors and Busy Roads – Interim Guideline · Cycling Aspects of Austroads Guides · Sydney City Centre Access Strategy · EIS Guidelines – Road and Related Facilities (DoPI) · · Guide to Traffic Management – Part 12: Traffic Impacts of Development (AUSTROADS) · NSW Industrial Noise Policy 2000 (EPA) · NSW Industrial Noise Policy – application notes 2013 (EPA) · Interim Construction Noise Guideline 2009 (DECC) · Assessing Vibration: A Technical Guideline 2006 (DECC) · NSW Road Noise Policy (DECCW 2001) · NSW Road Noise Policy – application notes 2013 (EPA) · The Approved Methods for the Modelling and Assessment of Air Pollutants (August 2005) (DEC) · The Approved Methods for Sampling and Analysis of Air Pollutants (January 2007) (DEC) · Environmental Health Risk Assessment: Guidelines for assessing human health risks from environmental hazards (2012) (Department of Health) · Assessment and Management of Odour from Stationary Sources in NSW: Technical Framework (DEC, 2006) · Assessment and Management of Odour from Stationary Sources in NSW: Technical Notes (DEC, 2006). · Managing Urban Stormwater – Soils & Construction 4th Edition (Landcom) · Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA) · Waste Classification Guidelines Part 1: Classifying Waste 2014 (EPA)

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| <ul style="list-style-type: none">· Waste Classification Guidelines Part 4: Acid Sulfate Soils 2014 (EPA)· Acid Sulfate Soils Manual 1996 (ASSMAC)· Waste Avoidance and Resource Recovery Act 2001· City of Sydney Guidelines for waste management in new developments· Sustainable Sydney 2030 |
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