



Your reference SSD 6513, SSD 6623 & SSD 6425
Our reference: EF13/5222 – DOC14/257923-01
Our contact: Bob Marr

Mr Cameron Sargent
Team Leader - Industry, Social Projects and Key Sites
Planning & Environment
23-33 Bridge St
SYDNEY NSW 2001

Attn: Andrew Hartcher & Ben Eveleigh

Dear Mr Sargent

The Environment Protection Authority (EPA) refers to your letter dated 31 October 2014 seeking comment on three State Significant Development proposals at Barangaroo namely:

- (i) Building R1 (retail development) (SSD 6513);
- (ii) Building R7 (SSD 6623); and
- (iii) Building C2/C6 & kiosk (SSD 6425) at Barangaroo.

EPA refers also to the related documents prepared by JBA Urban Planning Consultants Pty Ltd. and titled respectively:

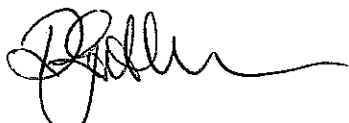
- (i) State Significant Development – State Significant Development Environmental Impact Statement Building R1 (SSD 6513-2014) Barangaroo South Submitted to Department of Planning and Environment On Behalf of Lend Lease (Millers Point) Pty Ltd and appendices (October 2014) ;*
- (ii) State Significant Development Environmental Impact Statement Building R7 (SSD 6623-2014) Barangaroo South Submitted to Department of Planning and Environment On Behalf of Lend Lease (Millers Point) Pty Ltd and appendices (October 2014) ; and*
- (iii) State Significant Development Environmental Impact Statement Building C2 / C6 Kiosk (SSD 6425-2014) Barangaroo South Submitted to Department of Planning and Environment On Behalf of Lend Lease (Millers Point) Pty Ltd and appendices (October 2014).*

EPA has reviewed the documentation and considers that major environmental impacts associated with these projects have been identified, quantified and addressed in the Environmental Impact Statements. Furthermore, EPA considers the proposed works will pose no new or additional environmental impacts over and above those that are currently being undertaken and managed at Barangaroo. Consequently EPA considers that no additional Approval conditions will be required other than the proponent should ensure that the relevant environmental management plans are updated to reflect the works proposed in these applications.

As you will be aware activities at the Barangaroo site are regulated by conditions attached to Environment Protection Licence number 13336 and many of the short-term environmental or amenity impacts associated with these projects can be readily regulated by the EPL. Nonetheless, the proponent will need to ensure that all mitigation measures outlined in the Environmental Impact Statements, and required in P&E's final Approvals will need to be carefully implemented to ensure compliance with the EPL (as varied) and other relevant environmental legislation.

If you have any queries regarding these matters please contact Bob Marr on 9995 6825.

Yours sincerely

A handwritten signature in black ink, appearing to read 'D Gathercole', with a long horizontal flourish extending to the right.

1 December 2014

DAVID GATHERCOLE
Unit Head Sydney Industry
Environment Protection Authority