



10051  
1 May 2014

Mr Sam Haddad  
Director-General  
Department of Planning and Infrastructure  
23-33 Bridge Street  
SYDNEY NSW 2000

Dear Mr Haddad

**STATE SIGNIFICANT DEVELOPMENT - REQUEST FOR DIRECTOR GENERAL'S REQUIREMENTS  
BUILDING R1, BARANGAROO SOUTH**

We write on behalf of Lend Lease (Millers Point) Pty Ltd, the proponent for the proposed Building R1 at Barangaroo South.

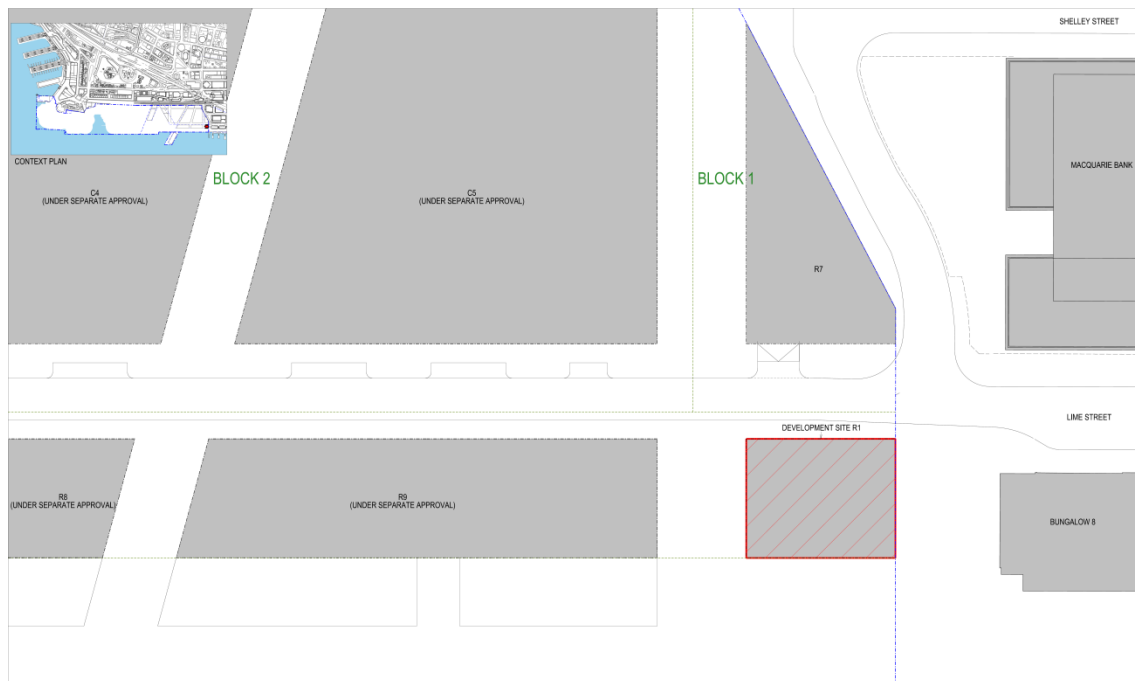
The proposed development is located entirely within the Barangaroo Site, which is identified as a State Significant Site in Schedule 2 of *State Environmental Planning Policy (State and Regional Development) 2011*. Development at Barangaroo with a capital investment value of more than \$10 million is State Significant Development (SSD) for the purposes of the *Environmental Planning & Assessment Act 1979* (EP&A Act). As the proposed development will have a capital investment value of approximately \$12,400,000 it is SSD for the purposes of the EP&A Act.

The purpose of this letter is therefore to request the Director-General's Requirements (DGRs) for the preparation of an Environmental Impact Statement (EIS) for the proposed development. To support the request for the DGRs 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 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 bounded to the south by a range of new development dominated by CBD commercial tenants.

The Building R1 site is located on the southern portion of the land identified in the approved Concept Plan as Block X (see **Figure 1**). It is bounded by the future Transport Place and Residential Building R9 to the north, Lime Street to the east, Margret Street to the south and Waterfront Promenade to the west. The site is legally described as Lot 5 in DP 876514 and the owner of the site is the Barangaroo Delivery Authority.



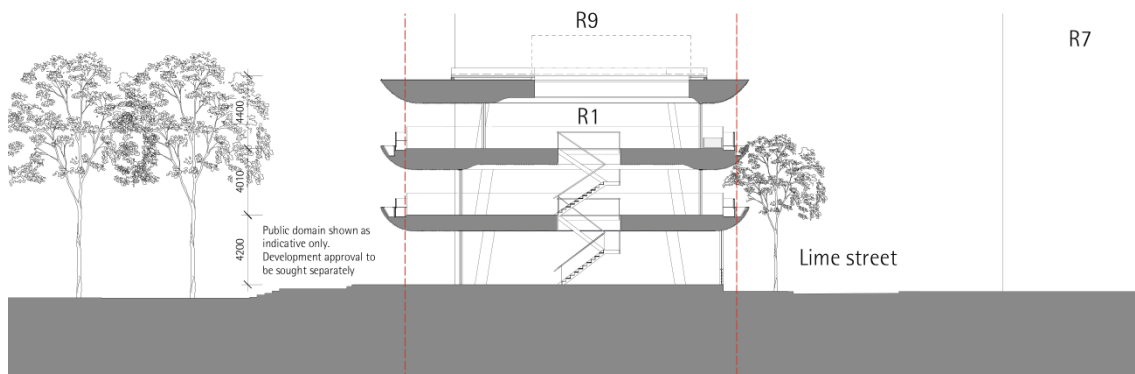
**Figure 1 – Site Plan**

### 3.0 DESCRIPTION OF PROPOSED DEVELOPMENT

The SSD application will seek consent for the construction and use of Building R1 at the Barangaroo South Site.

Building R1 will be a three storey retail building. The building is the outcome of an architectural design competition and will adopt an oval shape with overhangs on each level. Large balconies will be provided around the exterior of levels 1 and 2 (see conceptual section at **Figure 2**). Conceptual drawings including floor plans and elevations have been prepared by Collins and Turner and are provided at **Attachment A**.

With the exception of the public domain along Margaret Street (within Lot 203 in DP 1044674), the public domain around Building R1 will be provided as part of a separate SSD Application (SSD\_6303). The stairs shown to the south of Building R1 fronting Margaret Street are indicative and the interface of the site with this area will be determined during further design development. The building will integrate the basement risers and bicycle access currently proposed as part of Mod 6 to the Bulk Excavation and Basement Car Parking Application (MP10\_0023).



**Figure 2 – Conceptual section of Building R1**

*Source: Collins and Turner*

## 4.0 PLANNING CONTEXT

### 4.1 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*. Development at Barangaroo with a capital investment value of more than \$10 million is State Significant Development (SSD) for the purposes of the EP&A Act. As the proposed development will have a capital investment value of approximately \$12,400,000 it is SSD.

### 4.2 State Environmental Planning Policy (Major Development) 2005

Part 12 Schedule 3 of *State Environmental Planning Policy (Major Development) 2005* (Major Development SEPP) relates to the “Barangaroo Site”. Part 12 zones the land part B4 Mixed Use and part RE1 Public Recreation. The proposed Building R1 is located on land zoned B4 Mixed Use. The proposed retail uses are permissible in the B4 Mixed Use zone.

The Major Development SEPP stipulates a maximum height of RL41.5 for Block X; where Building R1 is located. A maximum gross floor area (GFA) of 18,908m<sup>2</sup> is specified for Block X. Residential Buildings R8 and R9 have been approved within Block X, comprising a total GFA of 18,079m<sup>2</sup>. This results in a total of 829m<sup>2</sup> remaining within Block X under the SEPP for the development of Building R1.

### 4.3 Barangaroo Concept Plan

The Barangaroo Concept Plan (MP06\_0162) as modified, known as Concept Plan (Mod 6) establishes a planning framework for development at Barangaroo South within which the proposed Building R1 is to be considered. The Concept Plan (Mod 6) provides for:

- a 563,965m<sup>2</sup> mixed use development across the entire Barangaroo Site, comprising:
  - a maximum of 514,465m<sup>2</sup> mixed uses GFA, including residential, commercial and retail uses which includes:
    - a maximum of 128,763m<sup>2</sup> of residential uses (a minimum of 99,763m<sup>2</sup> of which will be in Barangaroo South);
    - a maximum of 50,000m<sup>2</sup> of tourist uses GFA;
    - a maximum of 39,000m<sup>2</sup> of retail uses;
  - a maximum of 4,500m<sup>2</sup> of active uses GFA (3,000m<sup>2</sup> of which will be in Barangaroo South); and
  - a minimum of 12,000m<sup>2</sup> of community uses GFA;
- approximately 11 hectares of new public open space/public domain, with a range of formal and informal open spaces serving separate recreational functions and including a 2.2km public foreshore promenade;
- built form principles, maximum building heights and GFA for each development block within the mixed use zone;
- a public domain landscape concept, including parks, streets and pedestrian connections; and
- alteration of the existing seawalls and creation of a portion of new shoreline to the Harbour.

### 4.4 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;

- Sydney Regional Environmental Plan (Sydney Harbour Catchment); and
- State Environmental Planning Policy No. 64 – Advertising and Signage.

## 5.0 OVERVIEW OF LIKELY ENVIRONMENTAL AND PLANNING ISSUES

The proposed Building R1 will be located within the B4 Mixed Use zone under *State Environmental Planning Policy (Major Development) 2005*. The proposed development, which can be classified as “retail premises” is permissible with development consent in the B4 Mixed Use zone.

The proposed Building R1 will be designed generally in accordance with the 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.

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

- compliance with relevant statutory plans and consistency with the Barangaroo Concept Plan (as modified);
- urban design, built form and design excellence;
- remediation and contamination;
- ecologically sustainable development;
- 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;
- fire safety;
- accessibility; and
- environmental, construction, and site management (including construction traffic and pedestrian management, air quality and noise and vibration).

## 6.0 CONCLUSION

The purpose of this letter is to request the DGRs for the preparation of an EIS for Building R1. Building R1 will contribute to the built form of Barangaroo South, fulfilling the envisaged development for the site and enhancing the relationship of Barangaroo South with its surrounds.

We trust that the information detailed in this letter is sufficient to enable the Director-General to issue the DGRs for the preparation of the EIS. Should you have any queries about this matter, please do not hesitate to contact me on 9956 6962 or [mrowe@jbaurban.com.au](mailto:mrowe@jbaurban.com.au).

Yours faithfully

A handwritten signature in blue ink, appearing to read 'M. Rowe', with a long horizontal flourish extending to the right.

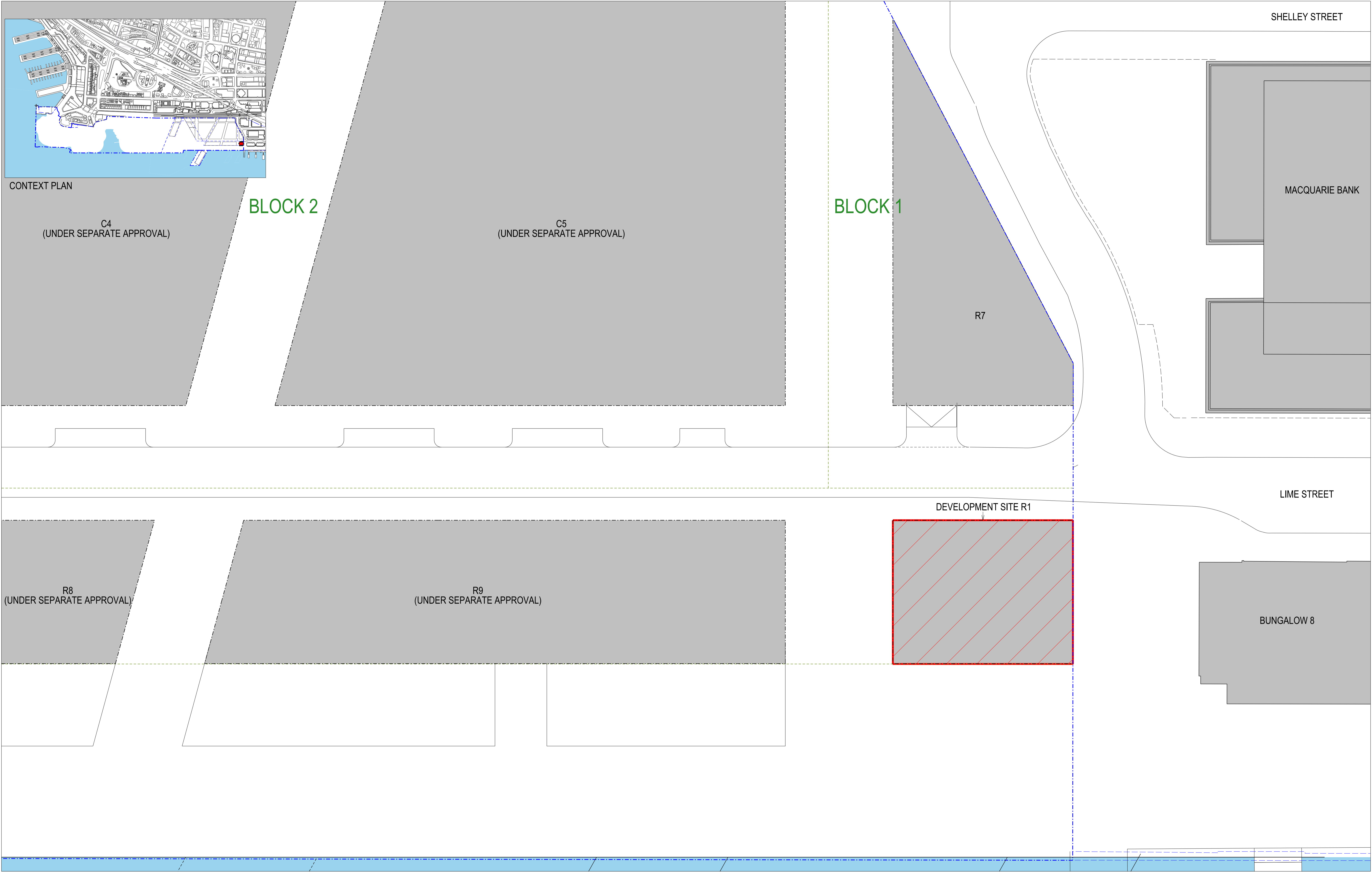
Michael Rowe  
*Principal Planner*

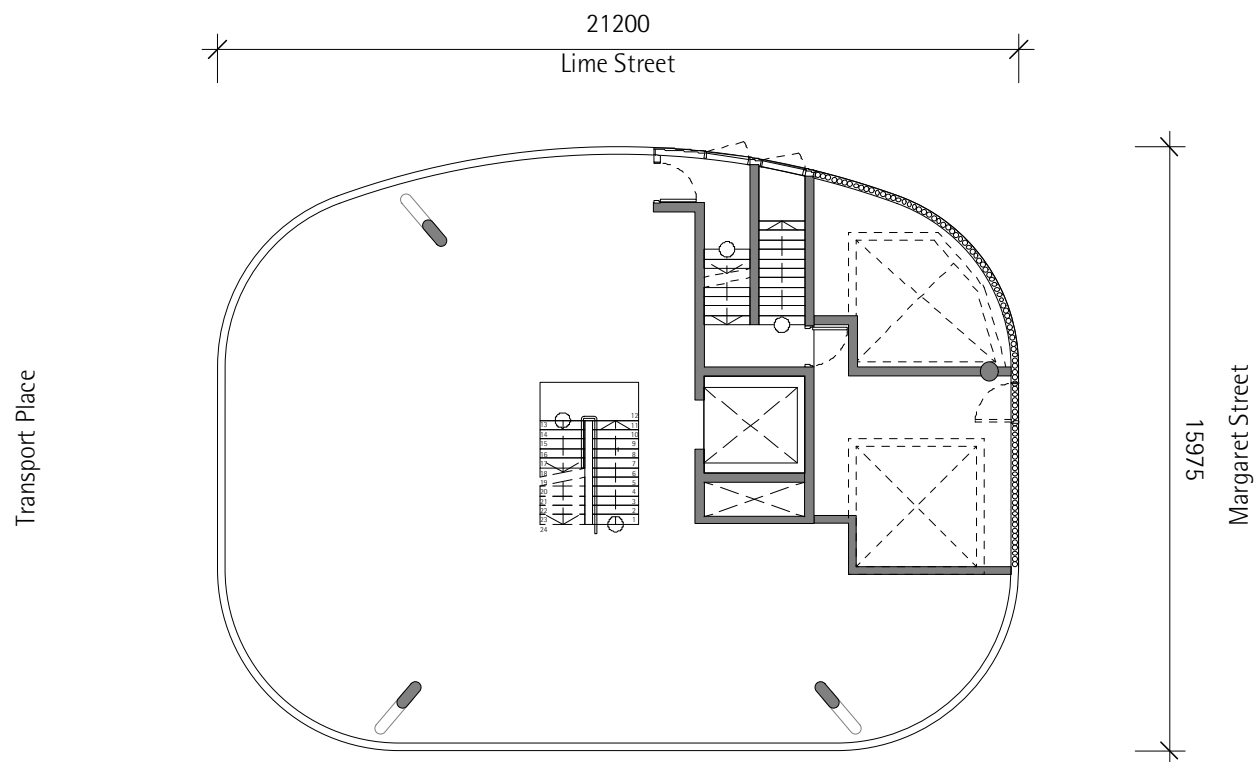
**Enc.**

**Attachment A** – Conceptual Architectural Drawings prepared by Collins and Turner

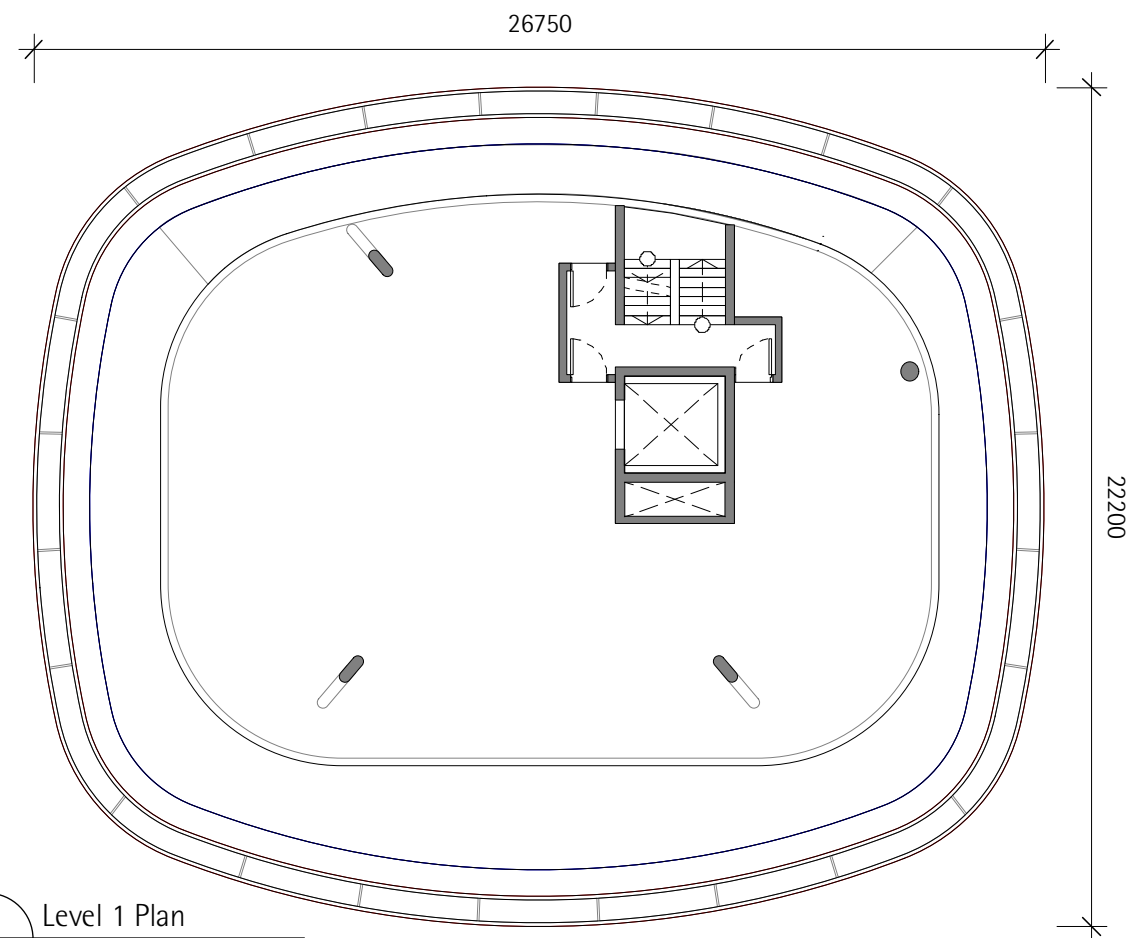
# Conceptual Architectural Drawings

*Collins and Turner*

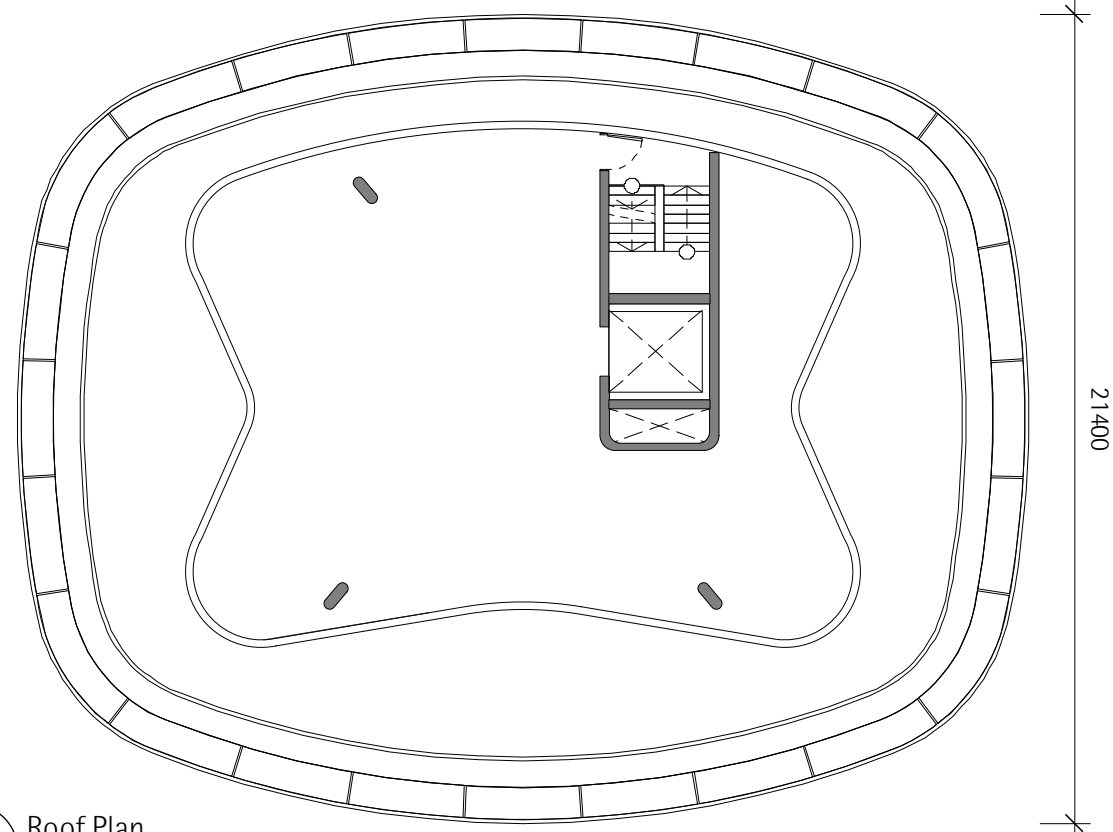




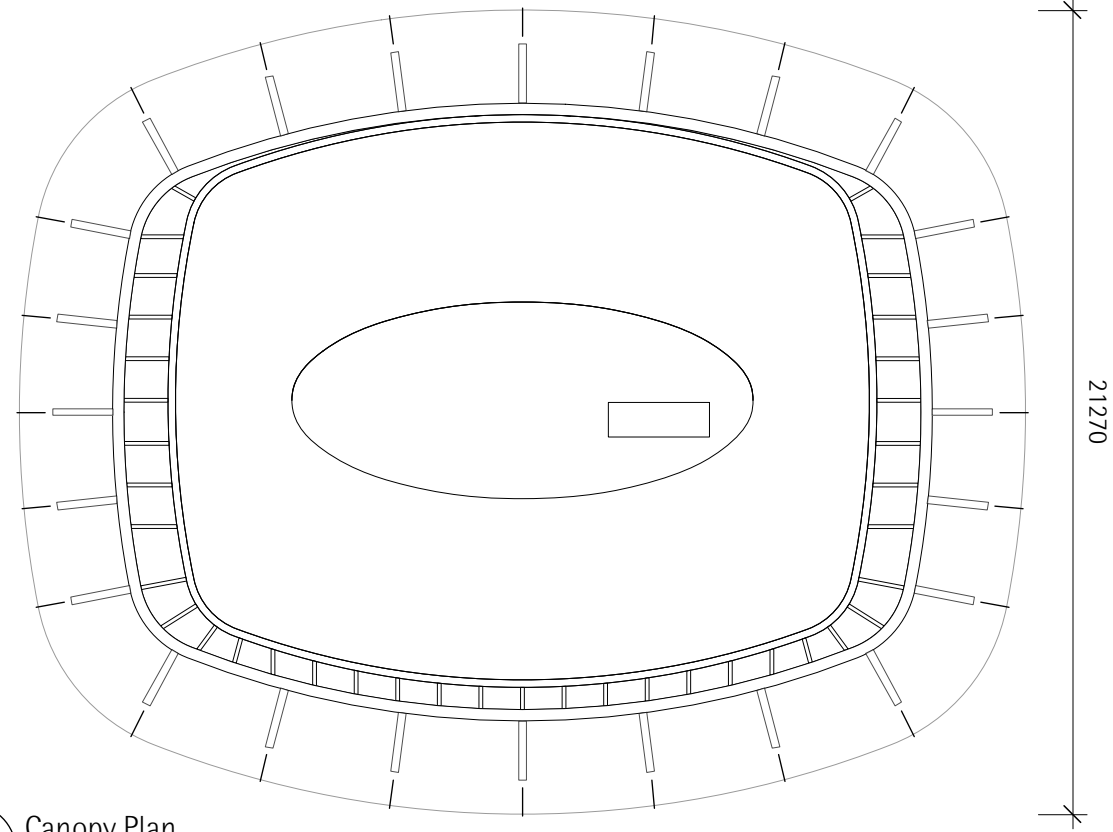
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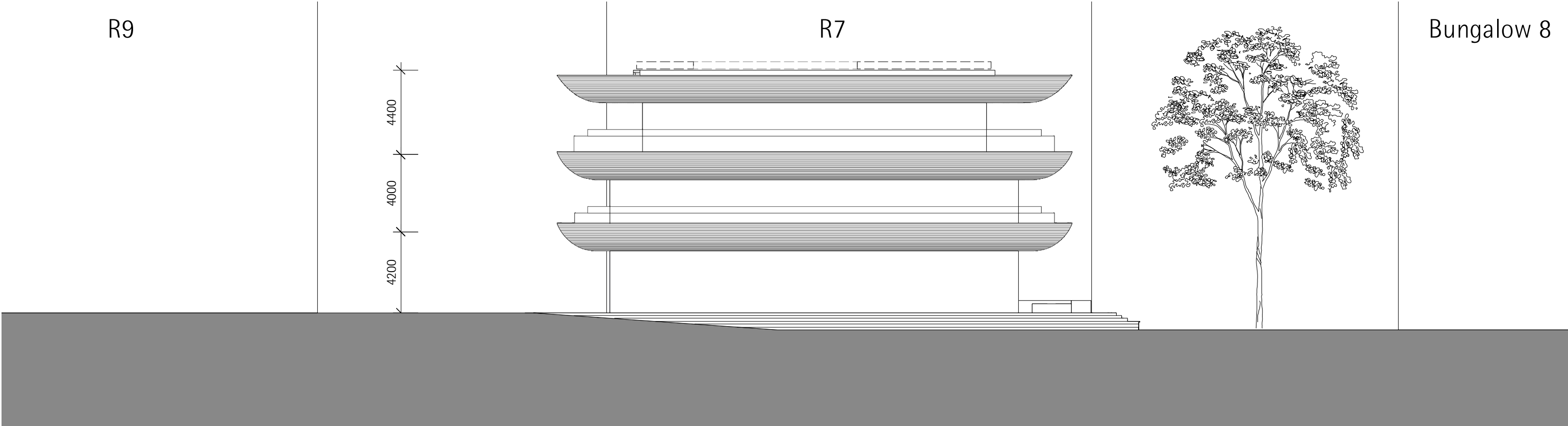
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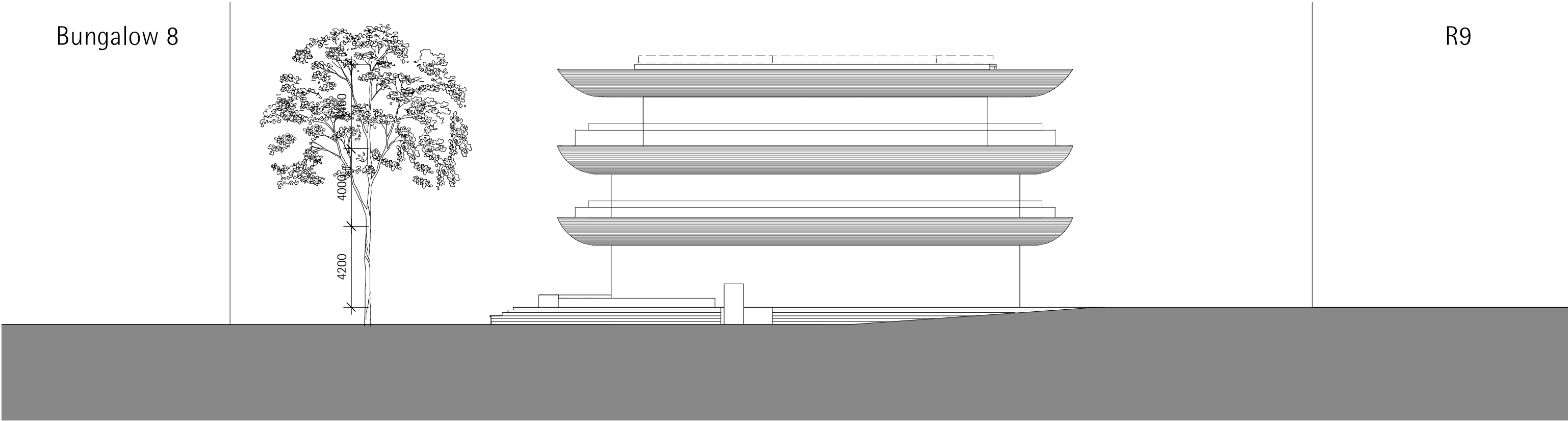
3 Roof Plan  
1:200



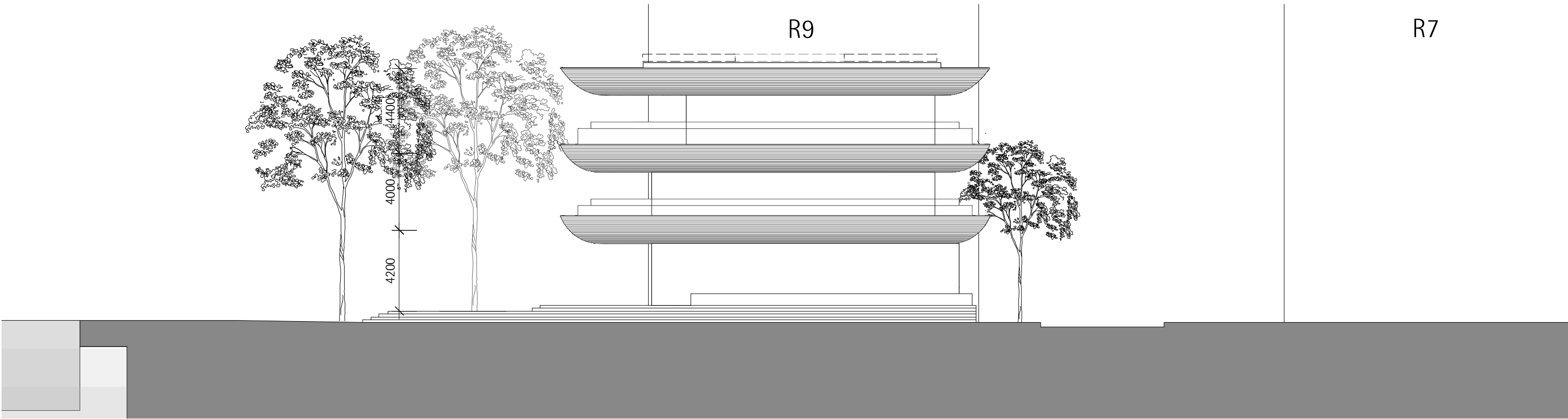
4 Canopy Plan  
1:200



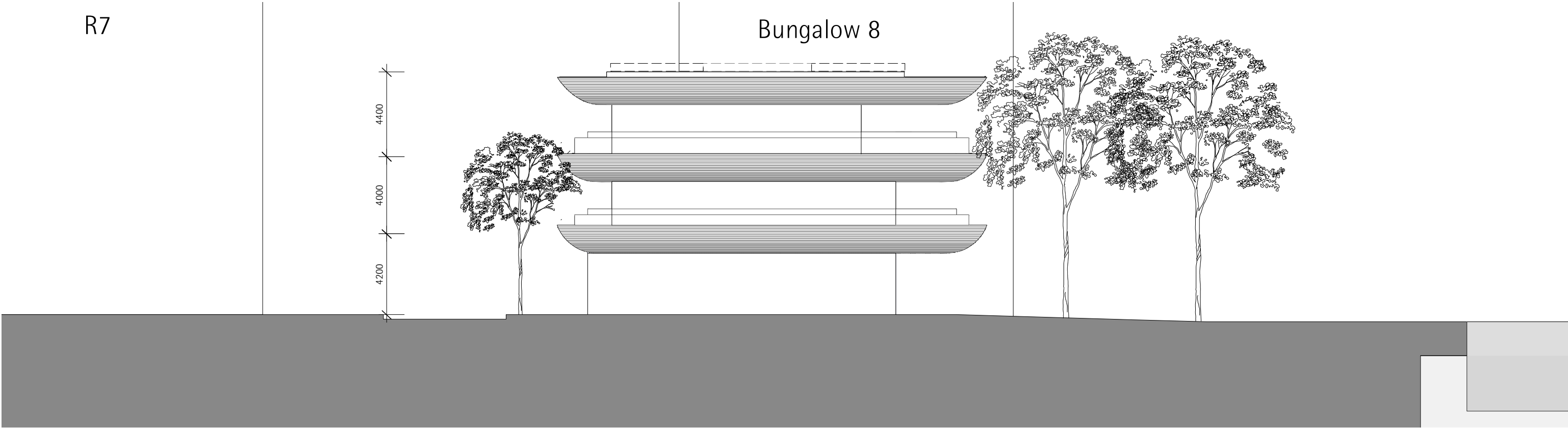
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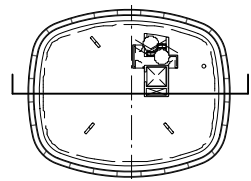
2 East Elevation  
1:200



1 South Elevation  
1:200



2 North Elevation  
1:200

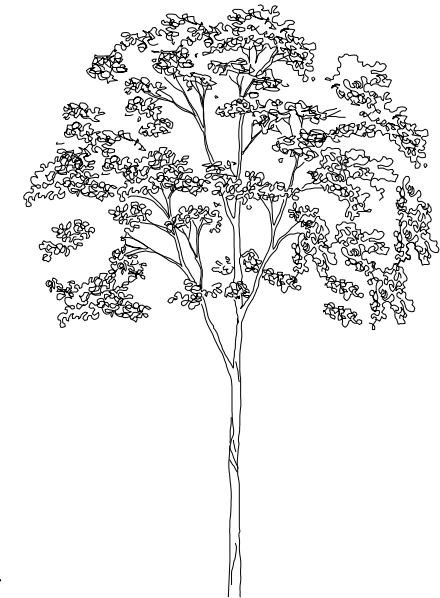
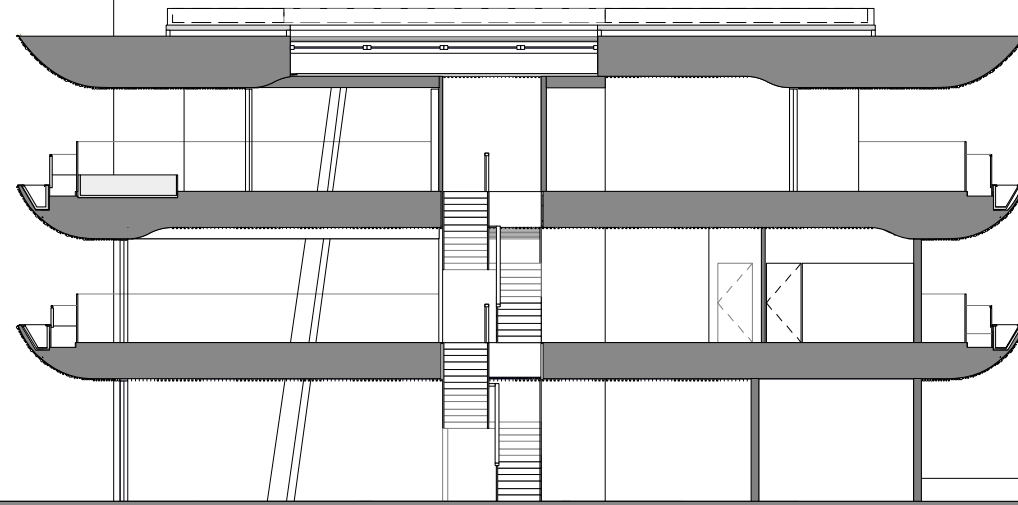


R9

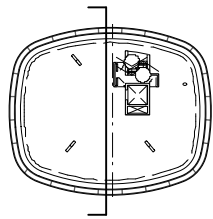
R7

Bungalow 8

4400  
4000  
4200



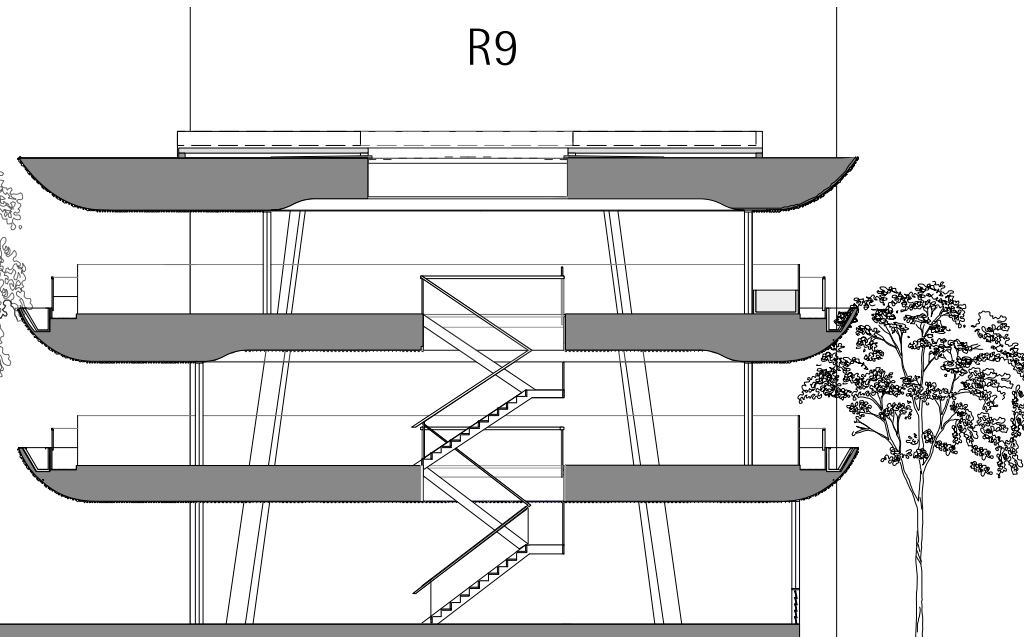
1 North-South Section  
1:200



R9

R7

4400  
4010  
4200



2 East-West Section  
1:200