



CF/MR
10051
7 September 2016

Ms Carolyn McNally
The Secretary
Department of Planning and Environment
22-33 Bridge Street
SYDNEY NSW 2000

Attention: Cameron Sargent

Dear Ms McNally,

**REQUEST FOR SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS
BARANGAROO PUBLIC DOMAIN: HICKSON PARK, WATERMANS QUAY, BARANGAROO
AVENUE, WULUGUL WALK, WATERMANS COVE AND PUBLIC PIER**

We write on behalf of Lend Lease (Millers Point) Pty Ltd, the proponent for the proposed Public Domain works at Barangaroo. The Planning Application seeks approval for public domain works for all of Hickson Park (located within both Barangaroo South and Central Precincts), Watermans Quay, the remaining section of Barangaroo Avenue in Barangaroo South, Wulugul Walk (including the expanded boardwalk required by condition of Concept Plan MOD 8), Watermans Cove and the Public Pier.

The proposed public domain works are located within both the Barangaroo South and Central Precincts, and 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 \$95,000,000 it is SSD for the purposes of the 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 the 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 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 *Barangaroo Public Domain* site is generally located to the north of the Stage 1A site and includes land in both Barangaroo South and Central Precincts. The land is identified as public domain between and around Blocks 5, 4A, 4B and Y in the approved Concept Plan (Mod 8), as shown in **Figure 1**. The site is legally described as Lot 212 in DP 1217691, Lot 101 in DP 1204946 and includes an area of Darling Harbour. It is noted that an additional area of Darling Harbour was added to the site by the Planning Assessment Commission in their determination of Concept Plan MOD 8. This additional area is reflected in the site area identified in **Figure 1**.

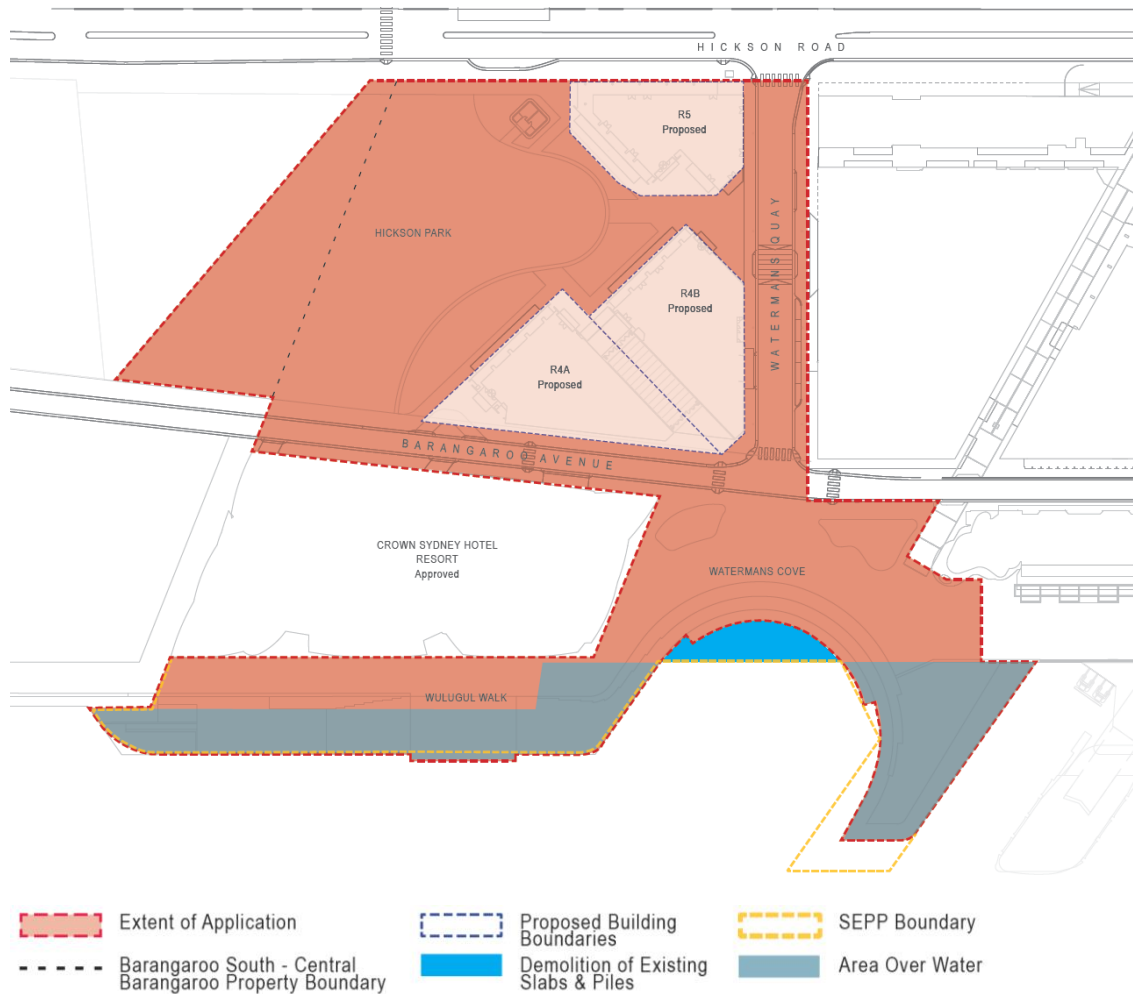


Figure 1 – Site plan

2.0 DESCRIPTION OF PROPOSED DEVELOPMENT

The SSD application will seek consent for all public domain works within ‘Stage 1B’ of the Barangaroo South Site and for the entirety of Hickson Park. The extent of public domain works is illustrated on the site plan prepared by Lend Lease in **Figure 1**, and the preliminary indicative design drawing in **Figure 2** and in **Attachment A**. It should be noted that this indicative design is still under development and is subject to the Barangaroo Delivery Authority’s design approval and landowner consent.

The public domain works include the construction of Waterman’s Cove and public pier along the foreshore, public domain works associated with Hickson Park (including a proposed public amenities building), the completion of the Barangaroo South street system, as well as all typical public domain features such as trees and other landscape features, walkways, street paving, street furniture, lighting and wayfinding signage. Various services and infrastructure such as power and water will also be included in the public domain to enable it to be used for a range of different activities.

Opportunity for boat set down/pick up (i.e. no berthing), including the potential for water taxi drop off and pick up is also under consideration in the design. To this end, initial discussions with NSW Maritime have already commenced including landowner consent requirements (particularly navigational).

Additionally, the application will propose the location, size and scale of a proposed community building to be located on the Public Pier. A future application will be lodged to clarify the detailed use, design, and operation of this facility following the outcome of a design excellence process that is envisaged to take place within the parameters established in this Development Application.

Staging of the proposed public domain works will be a key component in order to accommodate the efficient and timely construction of the works and to integrate with the construction of the residential buildings R4A, R4B and R5 and The Crown Sydney Hotel Resort located within the Stage 1B site.

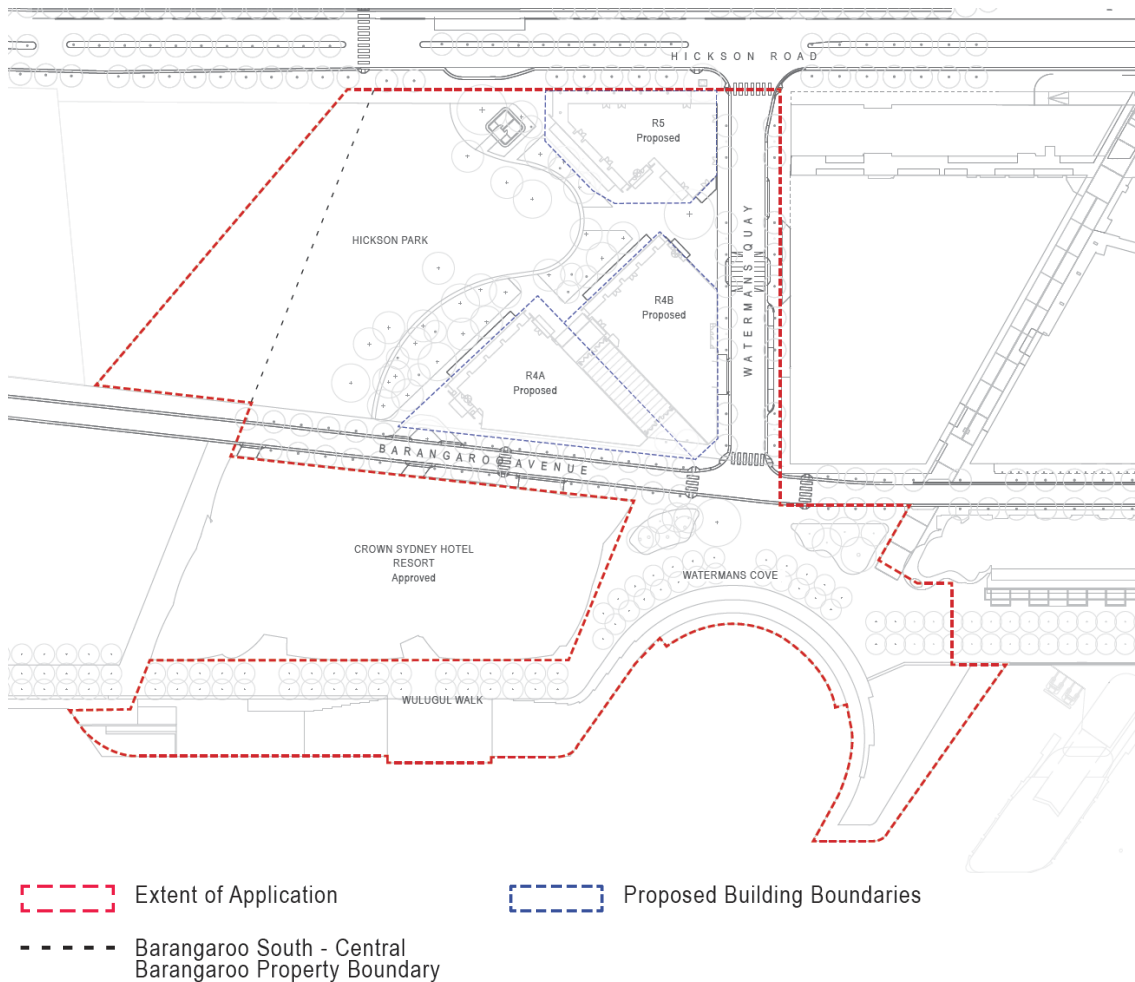


Figure 2 – Preliminary indicative design

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*. 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 \$95m it is SSD.

3.2 State Environmental Planning Policy (State Significant Precincts) 2005

Part 12 Schedule 3 of *State Environmental Planning Policy (State Significant Precincts) 2005* relates to the "Barangaroo Site". Part 12 zones the land part B4 Mixed Use and part RE1 Public Recreation. The proposed public domain works within Stage 1B are located on land zoned B4 Mixed Use and land zoned RE1 Public Recreation.

A maximum gross floor area (GFA) restriction is established for the public domain area across the Barangaroo South Site. There is no height limit that applies to the public domain area.

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 at Barangaroo within which the proposed public domain works are to be considered. The Concept Plan (Mod 8) provides for:

- A mixed use development involving a maximum of 594,354m² gross floor area (GFA), including:
 - A maximum of 183,031m² of residential GFA of which a maximum of 154,000m² will be in Barangaroo South;
 - A maximum of 76,000m² of GFA for tourist uses of which a maximum of 59,000m² will be in Barangaroo South;
 - A maximum of 34,000m² of GFA for retail uses of which a maximum of 30,000m² will be in Barangaroo South;
 - A maximum of 5,000m² of GFA for active uses in the Public Recreation zone of which 3,500m² will be in Barangaroo South; and
 - A minimum of 12,000m² GFA for community uses.
- 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;
- public domain landscape concept, including parks, streets and pedestrian connections;
- alteration of the existing seawalls and creation of a portion of new shoreline to the harbour.
- Construction, operation and maintenance of a concrete batching plant to supply concrete for construction of future development under this Concept Plan at Barangaroo South.

The proposed *Barangaroo Public Domain* SSD DA will be submitted to reflect the public domain as envisaged in the Concept Plan (Mod 8) layout. The Statement of Commitments (Schedule 3) of the Mod 8 Instrument of Approval specifies some key conditions and commitments relevant to public domain applications which will need to be considered, with one of the key commitments being the provision of a public domain plan to be prepared for any public domain project application. Accordingly, the public domain design to be included with the project application will provide details with respect to the following:

- Proposed levels in parks, streets and other spaces, edge conditions/integration of public domain and private development, and pedestrian connections;
- Materials and planting;
- Safe and convenient walking routes and facilities;
- Street furniture;
- Proposed built forms such as public amenities and a potential pier community building;
- Design standards for road network (dimensions, materials, drainage), kerb parking and loading spaces, crossings, cycling, and taxi facilities, including bicycle parking facilities);
- Design guidelines/requirements for integrated water management/water sensitive urban design consistent with Water Management Plan;
- Design requirements and details relating to recreational facilities.

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

The proposed public domain works will be located within the B4 Mixed Use and RE1 Public Recreation zones under *State Environmental Planning Policy (State Significant Precincts) 2005*. The proposed development, which can be classified as “Recreation Areas” and “Community Facilities”, is permissible with development consent in both zones.

As previously noted, the proposed *Barangaroo Public Domain* will be designed in accordance with Concept Plan (Mod 8).

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 marine ecology, 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);
- design of the landscaping and public domain elements;
- pedestrian traffic and access;
- Crime Prevention through Environmental Design;
- road design and parking;
- utilities and services;
- stormwater;
- contamination;
- construction traffic and pedestrian management;
- construction air quality;
- construction noise and vibration;
- marine ecology;
- activation of streets, pedestrian linkages and public domain;
- navigation impact;
- wind impact; and
- lighting.

5.0 CONCLUSION

The purpose of this letter is to request the SEARs for the preparation of an EIS for the Barangaroo Public Domain works for Hickson Park, Watermans Quay, Barangaroo Avenue, Wulugul Walk, Watermans Cove and the Public Pier. The public domain works across the proposed development area are an essential component connecting the future buildings and creating a vibrant world class development at Barangaroo South.

We trust that the information detailed in this letter is sufficient to enable the Secretary to issue the SEARs for the preparation of the EIS. Should you have any queries about this matter, please do not hesitate to contact Stewart Verity at Lendlease on 0405 358 347 / stewart.verity@lendlease.com or Michael Rowe at JBA on 9956 6962 / mrowe@jbaurban.com.au.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'M Rowe', with a horizontal line underneath.

Michael Rowe
Associate

Enc.

Attachment A – Stage 1B Public Domain Site Plan and Preliminary Indicative Design prepared by Grant Associates

Attachment A – Stage 1B Public Domain Site Plan and Preliminary Indicative Design prepared by Grant Associates

