

Environmental Impact Statement

Stage 1A (Third Stage) Stratum Subdivision
Barangaroo South

Submitted to The Department of Planning and
Environment
On behalf of Lend Lease (Millers Point) Pty Ltd

April 2019 | 10051



CONTACT

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04.04.2019



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04.04.2019

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Statement of Validity

Development Application Details

Applicant name	Lend Lease (Millers Point) Pty Ltd
Applicant address	Level 14, Tower 3, International Towers Sydney Exchange Place, 300 Barangaroo Avenue, Barangaroo NSW 2000
Land to be developed	Lot 214 in DP1221076, Lot 205 in DP1204948
Proposed development	Staged stratum subdivision as described in Section 3.0 of this Environmental Impact Statement.

Prepared by

Name	Samantha Miller
Qualifications	BPlan (Hons 1), MEnvMgmt
Address	173 Sussex Street, Sydney
In respect of	State Significant Development - Development Application

Certification

I certify that I have prepared the content of this EIS and to the best of my knowledge:

it is in accordance with Schedule 2 of the Environmental Planning and Assessment Regulation 2000;

all available information that is relevant to the environmental assessment of the development to which the statement relates; and

the information contained in the statement is neither false nor misleading.

Signature



Name

Samantha Miller

Date

04.04.2019

Executive Summary

Purpose of this Report

This submission to the Department of Planning and Environment (the Department) comprises an Environmental Impact Statement (EIS) for a Development Application under Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

It relates to the third stage of stratum subdivision of Stage 1A of Barangaroo South. The Barangaroo site is identified as a State Significant Site under Schedule 2 of *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP). The subdivision of land at Barangaroo (other than strata title, community title or certain other types of minor subdivision) is State Significant Development (SSD) for the purposes of the EP&A Act. Therefore, as the proposed subdivision comprises stratum subdivision it is SSD for the purposes of the EP&A Act.

The Secretary's Environmental Assessment Requirements (SEARs) were issued on 15 January 2018. This EIS has been prepared in accordance with the Department's guidelines for SSD applications lodged under Part 4 of the EP&A Act, and addresses the issues raised in the SEARs. The EIS has been prepared in accordance with Schedule 2 of the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation) with regards to requirements for an EIS.

Overview of the Project

This application seeks consent for staged subdivision to create the following strata:

- Lot 401 - subdivision of Residue Lot 300 (unregistered) to create a lot for Building C1, including parking and shared end of trip facilities.
- Lot 402 - subdivision of Lot 205 in DP 1204948 (bicycle and amenities lot) to adjust boundaries in response to Building C1.
- Lot 403 - subdivision of Residue Lot 300 (unregistered) to allocate 12 basement car spaces and storage area for International Tower 1 and basement plant room not included in previous subdivision.
- Lot 404 - subdivision of lot 205 in DP 1204948 to create a new lot for part of Building C1, in response to the adjustment of the bicycle and amenities lot.
- Lot 400 - new residue allotment.

No physical works are proposed to be carried out as part of this SSDA. The stratum subdivision will be carried out in a staged manner to reflect the ongoing development of Barangaroo, and in particular, Barangaroo South.

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 a range of new development dominated by large CBD commercial tenants to the south.

The Barangaroo site has been divided into three distinct redevelopment areas (from north to south) – the Barangaroo Reserve, Central Barangaroo and Barangaroo South, and has been subject to multiple investigations that detail the physical and natural characteristics of the site. The area of land which this stratum subdivision relates is Barangaroo South, the most southern of these three precincts.

The Barangaroo Site has been the subject of development consent SSD 6381, referred to as Stage 1A Subdivision. The Stage 1A Subdivision granted consent for:

- Consolidation of Lots 3, 5 and 6 in DP 876514 and subdivision of the consolidated lot into two (2) Torrens title lots being:
 - Lot 100 comprising Barangaroo South (Stages 1A and 1B); and
 - Lot 101 comprising Central Barangaroo & Barangaroo Point.

- Staged stratum subdivision of proposed Lot 100 into nine (9) lots for the approved buildings and infrastructure within the Stage 1A area and a residue lot for the public domain and the remainder of Stage 1A and Stage 1B.

Development consent (SSD 7478) for the second stage of subdivision for Stage 1A (referred to Stage 1A (Second Stage Subdivision)) granted consent for the stratum subdivision of Lot 214 into seven (7) lots, including:

- Lot 301 – Building R1;
- Lot 302 – Building R7;
- Lot 303 – Building C2 – retail;
- Lot 304 – Building C2 – commercial;
- Lot 305 – for the future Metro allotment Lot – A;
- Lot 306 – for the future Metro allotment Lot – B; and
- Lot 300 – residue allotment.

The lots subdivided under the Stage 1A subdivision have now been registered. The approved lots under the second stage of subdivision will be progressively registered in accordance with their respective consents.

The Stage 1A (Third Stage) Subdivision Site relates to the residue lot of the SSD 7478, being Lot 300, as well as Lot 205 in DP 1204948 (amenities/bicycle lot). As Lot 300 has not been registered, the site is currently described at Lot 214 in DP1221076. As the lots are being progressively registered, this may change during the DA process. The owner of the site is the Barangaroo Delivery Authority.

Planning Context

Section 5.0 of the EIS considers all applicable legislation in detail. Subdivision is permissible with development consent under SRD SEPP. The development is consistent with and complies with all the relevant strategic policies, environmental planning instruments, plans and guidelines, and the Barangaroo Concept Plan (as modified).

Environmental Impacts and Mitigation Measures

This EIS provides an assessment of the environmental impacts of the project in accordance with the SEARs and sets out the undertakings made by Lend Lease (Millers Point) Pty Ltd to manage and minimise potential impacts arising from the development. It demonstrates that the proposed development is consistent with the approved Concept Plan (as modified) and is satisfactory in relation to biodiversity and consultation.

The proposed development relates to stratum subdivision only. No physical works are proposed. In light of the proposed development, no adverse environmental impacts are expected to occur and as such, no mitigation measures are proposed.

Conclusion and Justification

Having regard to biophysical, economic and social considerations, including the principles of ecologically sustainable development, the proposed subdivision is justified for the following reasons:

- It is consistent with and complies with all the relevant strategic policies, environmental planning instruments, plans and guidelines, including the Concept Plan (as modified);
- It will assist in fulfilling the strategic vision established for Barangaroo, allowing for the orderly development and occupation of development plots and buildings within Barangaroo South;
- It will facilitate future developments which will have a wide range of positive social and economic benefits; and
- There are no adverse environment impacts associated with the proposed stratum subdivision.

1.0 Introduction

This Environmental Impact Statement (EIS) is submitted to The Department of Planning and Environment (the Department) pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) in support of an application for State Significant Development (SSD). It relates to the third stage of stratum subdivision of Stage 1A of Barangaroo South.

The Barangaroo site is identified as a State Significant Site under Schedule 2 of the *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP). The subdivision of land at Barangaroo (other than strata title, community title or certain other types of minor subdivision) is State Significant Development (SSD) for the purposes of the EP&A Act.

The report has been prepared by Ethos Urban on behalf of Lend Lease (Millers Point) Pty Ltd, and is based on the Subdivision Plans prepared by Geostrata (**Appendix A**) and other supporting technical information appended to the report (see Table of Contents). This EIS has been prepared in accordance with the requirements of Part 4 of the EP&A Act, Schedule 2 of the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation), and the Secretary's Environmental Assessment Requirements (SEARs) issued 15 January 2018 for the preparation of the EIS, which are included at **Appendix B**.

1.1 Background to the Development

1.1.1 Approved Concept Plan

The Barangaroo Concept Plan (MP06_0162) was approved in February 2007. The Concept Plan covers urban design and policy initiatives, and is the statutory planning approval that guides the development of Barangaroo. The approved Concept Plan has been modified seven times since it was approved, and the Statement of Commitments has been revised accordingly. The most recent modification is Concept Plan (MOD 8) and was approved on 28 June 2016.

The Concept Plan (as modified) provides for:

- A mixed use development with 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, 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 and public domain, with a range of formal and informal open spaces serving separate recreational functions and including a 2.2 kilometre 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; and
- Construction, operation and maintenance of a concrete batching plant to supply concrete for construction of future development under this Concept Plan at Barangaroo South.

To facilitate the redevelopment of the Barangaroo site under the Concept Plan, the site was listed in Part 12 of Schedule 3 of *State Environmental Planning Policy (State Significant Precincts) 2005* (SSP SEPP). The SSP SEPP zones the Barangaroo site part B4 Mixed Use and part RE1 Public Recreation. It also establishes maximum building heights and GFA restrictions for the nominated development blocks within the B4 Mixed Use zone.

1.1.2 Relevant Development Applications

A range of approvals have been granted within Barangaroo South for preliminary site works including excavation and infrastructure servicing, as well as detailed approvals for the construction of new buildings. The key approvals most relevant to this application are detailed below.

SSDA 6381 – Stage 1A (First Stage) Subdivision, Barangaroo South

On 16 December 2014, the Department granted development consent to SSD 6381 for:

- Consolidation of Lots 3, 5, and 6 in DP876514 and subdivision of the consolidated lot into two (2) Torrens title lots being:
 - Lot 100 comprising Barangaroo South (Stages 1A and 1B); and
 - Lot 101 comprising Barangaroo Central and the Headland Park.
- Staged stratum subdivision of proposed Lot 100 into nine (9) lots for the approved buildings and infrastructure within the Stage 1A area and a residue lot for the public domain and the remainder of Stage 1A and Stage 1B.

SSDA 7478 – Stage 1A (Second Stage) Subdivision, Barangaroo South

On 26 September 2017, the Department granted development consent to SSD7478 for the stratum subdivision of Lot 214 into seven (7) lots. The seven stratum lots comprised:

- Lot 301 – Building R1;
- Lot 302 – Building R7;
- Lot 303 – Building C2 – retail;
- Lot 304 – Building C2 – commercial;
- Lot 305 – for the future Metro allotment Lot – A;
- Lot 306 – for the future Metro allotment Lot – B; and
- Lot 300 – residue allotment.

Stage 1A Bulk Excavation and Basement Car Park

A Project Application for Bulk Excavation and Basement Car Parking (MP10_0023) was approved by the Minister for Planning on 2 November 2010 (the Basement Car Park Approval).

Following the initial approval of the Bulk Excavation and Basement Car Parking project, eight (8) section 75W Modification Applications to modify that project have been approved. The Basement Car Park Approval relates to an area referred to as 'Stage 1A' in the southern part of the Barangaroo South site.

The Stage 1A subdivision of Barangaroo South to date as created stratum within the approved basement carpark. The proposed subdivision under this SSDA will create additional stratum within the approved basement carpark.

SSD8529 Commercial Building C1

SSD8529 was lodged with the Department in October 2017 for the construction of a seven storey commercial building within Block 3. The design of the Commercial Building C1 necessitates augmentation of existing basement structures constructed in accordance with Project Approval MP10_0023 (as Modified).

SSD8529 was approved on 6 June 2018. The proposed stratum subdivision largely facilitates Commercial Building C1.

Other Relevant Applications within Stage 1A

Development approval has been granted for the following development within Stage 1A:

- The shared Stage 1A Public Domain;

- Four Commercial Buildings identified as International House and International Towers Sydney Tower 1, Tower 2 and Tower 3 (Commercial Building C2, C3, C4 and C5);
- Two residential buildings identified as Building R8 and Building R9;
- A retail/commercial building identified as Building R7; and
- A pub identified as Building R1.

The building approvals of specific relevance to this subdivision DA are:

- International Towers Sydney, Tower 1 (MP_0044 as modified); and
- Building C1 (Approved).

1.1.3 Barangaroo Delivery Authority

The Barangaroo Delivery Authority was established on 30 March 2009 under the *Barangaroo Delivery Authority Act 2009* (NSW) to manage the redevelopment of Barangaroo and to deliver world class benchmarks in urban design, public domain and sustainability.

The creation of the Barangaroo Delivery Authority reinforces the NSW Government's commitment to the delivery of Barangaroo in a coordinated and financially responsible manner. The Barangaroo Delivery Authority is subject to the control and direction of the NSW Premier. The objects of the *Barangaroo Delivery Authority Act 2009* are:

- To encourage the development of Barangaroo as an active, vibrant and sustainable community and as a location for national and global business.
- To create a high quality commercial and mixed use precinct connected to and supporting the economic development of Sydney.
- To facilitate the establishment of Barangaroo Headland Park and public domain land.
- To promote the orderly and sustainable development of Barangaroo balancing social, economic and environmental outcomes.
- To create in Barangaroo an opportunity for design excellence outcomes in architecture and public domain design.

Under the Barangaroo Delivery Authority Act 2009 (NSW), Barangaroo is defined as the land identified on the Barangaroo Delivery Authority Operational Area Map. The Barangaroo Delivery Authority is the registered landowner of most of the Barangaroo site, including the development application site. It is noted that small portions of the Barangaroo site are owned by other Government agencies including the Marine Ministerial Holding Corporation, the Roads and Maritime Services and the Crown. The area of Stage 1A (Third Phase) Subdivision is wholly under the landownership of the Barangaroo Delivery Authority.

1.2 Objectives of the Development

The objectives of the proposed development are to:

- Continue to facilitate the future orderly and economic use of the Stage 1A area in Barangaroo South; and
- Create strata to facilitate the ongoing management and ownership of land within Barangaroo South in response to approved and proposed development within the precinct.

1.3 Summary of Approval Sought

This application seeks consent for staged subdivision to create the following strata:

- Lot 401 - subdivision of Residue Lot 300 (unregistered) to create a lot for Building C1, including parking and shared end of trip facilities.
- Lot 402 - subdivision of Lot 205 in DP 1204948 (bicycle and amenities lot) to adjust boundaries in response to Building C1.
- Lot 403 - subdivision of Residue Lot 300 (unregistered) to allocate 12 basement car spaces and storage area for International Tower 1 and basement plant room not included in previous subdivision.
- Lot 404 - subdivision of lot 205 in DP 1204948 to create a new lot for the purpose of the Building C1 lobby, in response to the adjustment of the bicycle and amenities lot.
- Lot 400 - new residue allotment.

No physical works are proposed to be carried out as part of this SSDA. The stratum subdivision will be carried out in a staged manner to reflect the ongoing development of Barangaroo, and in particular, Barangaroo South.

1.4 Analysis of Alternatives

1.4.1 Strategic need for the proposal

The redevelopment of the Barangaroo site is the result of a long term strategic planning process which culminated in February 2007 when the (then) NSW Minister for Planning and Infrastructure approved a Concept Plan to guide the urban renewal of Barangaroo.

Barangaroo South is the southern 7.5 hectares of the Barangaroo site, which has become an advanced financial district and the first large scale, carbon neutral precinct in Australia. With a mix of uses, including commercial, residential, retail and dining along with a new landmark hotel, on completion it will be home to about 2,000 residents, 23,000 office workers and more than 2.9 hectares of public open space.

The proposed staged stratum subdivision of the Barangaroo site will continue to facilitate the future uses envisaged on the site, in turn, enabling the strategic vision for the precinct. The success of Barangaroo relies on the orderly and logical use, ownership and management of the land, as proposed by this SSDA.

1.4.2 Alternative Options

Two options are available to Lendlease in responding to the identified need for the staged stratum subdivision of Barangaroo South.

Option 1: The Proposed Development

This option involves the stratum subdivision of the Barangaroo South site as proposed under this SSDA (described in **Section 3.0**). The proposal will continue to facilitate the future use of the Barangaroo site by creating separate strata for the functional operation of individual buildings, in particular Building C1 and the final car parking allocation for International Towers Sydney, Tower 1.

Option 2: Do Nothing

The redevelopment of Barangaroo and the ongoing operations of approved buildings is contingent on the ability for the individual buildings to be released to the market, critical in achieving the desired future outcome for Barangaroo

South. Not creating the proposed strata would significantly hinder the establishment and operation of Building C1 and Tower 1, and their ability to provide dedicated lots for access, parking, end of trip facilities, amenity and plant. This would not be an appropriate outcome for a site of the strategic importance of Barangaroo.

1.5 Project Team

An expert project team has been formed to deliver the project and includes:

Proponent	Lend Lease (Millers Point) Pty Ltd
Urban Planning	Ethos Urban
Surveyor	Geostrata

1.6 Secretary's Requirements

In accordance with section 4.39 of the EP&A Act, the Secretary of the Department of Planning and Environment issued the requirements for the preparation of the EIS on 15 January 2018. A copy of the Secretary's Environmental Assessment Requirements (SEARs) is included at **Appendix B. Table 1** provides a detailed summary of the individual matters listed in the SEARs and identifies where each of these requirements has been addressed in this report and the accompanying technical studies.

Table 1 - Secretary's Requirements

Requirement	Location in Environmental Assessment	
General		
The Environmental Impact Statement (EIS) must address the <i>Environmental Planning and Assessment Act 1979</i> and meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 the Environmental Planning and Assessment Regulation 2000.	Throughout.	
Key Issues	Report / EIS	Technical Study
1. Environmental Planning Instruments, Policies and Guidelines <ul style="list-style-type: none">Address the relevant statutory provisions applying to the site contained in the relevant EPIs, including:<ul style="list-style-type: none">State Environmental Planning Policy (State & Regional Development) 2011;State Environmental Planning Policy (State Significant Precincts) 2005State Environmental Planning Policy (Infrastructure) 2007Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 and Sydney Harbour Foreshores and Waterways Development Control Plan 2005Draft Environment SEPPSydney Local Environmental Plan 2012.Address the relevant provisions, goals and objectives in the following:<ul style="list-style-type: none">NSW2021Plan for Growing SydneyTowards our Greater Sydney 2056Draft Greater Sydney Region PlanRevised Eastern City District PlanDraft Future Transport 2056 StrategySydney's Cycling FutureSydney's Walking FutureSydney Development Control Plan 2012.	Section 5.1	-
2. Consistency with the Barangaroo Concept Plan <ul style="list-style-type: none">Demonstrate consistency with the Barangaroo Concept Plan (MP 06_0162 (as modified)).	Section 5.2	-
3. Plan of Subdivision <ul style="list-style-type: none">The application must include a Plan of Subdivision which:<ul style="list-style-type: none">identifies all lots proposed to be created across the site;identifies the location of all servicing infrastructure across the site;	Section 3.0	Appendix A

Requirement	Location in Environmental Assessment	
<ul style="list-style-type: none"> – details any covenants, easements, notations, rights of way or the like proposed to ensure appropriate access is provided to each service provider to enable the on-going maintenance of their assets and to enable public access to the public domain areas; and – includes a draft Section 88b instrument and a building management statement where relevant. 		
4. Biodiversity <ul style="list-style-type: none"> • Provide an assessment of the proposal's biodiversity impacts in accordance with the requirements of the Biodiversity Conservation Act 2016, including the preparation of a Biodiversity Development Assessment Report where required under the Act. 	Section 5.3	Appendix E
Plans and Documents		
<p>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.</p> <p>In addition, the EIS must include the following:</p> <p>1. An existing site survey plan drawn at an appropriate scale illustrating:</p> <ul style="list-style-type: none"> • The location of the land, boundary measurements, area (m²) and north point. • The existing levels of the land in relation to buildings and roads. • Location and height of existing structures on the site. • Location and height of adjacent buildings. • All levels to be to Australian Height Datum (AHD). <p>2. A locality/context plan drawn at an appropriate scale should be submitted indicating:</p> <ul style="list-style-type: none"> • Significant local features such as parks, community facilities and open space and heritage items. • The location and uses of existing buildings, shopping and employment areas. • Traffic and road patterns, pedestrian routes and public transport nodes <p>3. Drawings at an appropriate scale illustrating:</p> <ul style="list-style-type: none"> • The location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land. 	<p>Throughout</p> <p>Section 2.1</p> <p>Section 3.0</p>	<p>Appendix A-E</p> <p>Appendix D</p> <p>Figures 3 and 4.</p> <p>Appendix A</p>
Documents to be submitted		
<ul style="list-style-type: none"> • 1 hard copy and 1 electronic copy of all the documents and plans for review prior to exhibition. • 4 hard copies and 5 electronic copies of the documents and plans (once the application is considered acceptable). Electronic copies of the documentation must be on a USB with documents in PDF format with file sizes not exceeding 5Mb. The hard copies should include plans printed in A3. One additional A1 set of plans may also be provided. 	-	-
Consultation		
<p>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:</p> <ul style="list-style-type: none"> • City of Sydney Council; • Sydney Water; • Transport for NSW; • AusGrid; and • Local Aboriginal Land Council and Stakeholders. <p>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.</p>	Section 4.0	-
Further consultation after 2 years		
<p>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.</p>	-	-

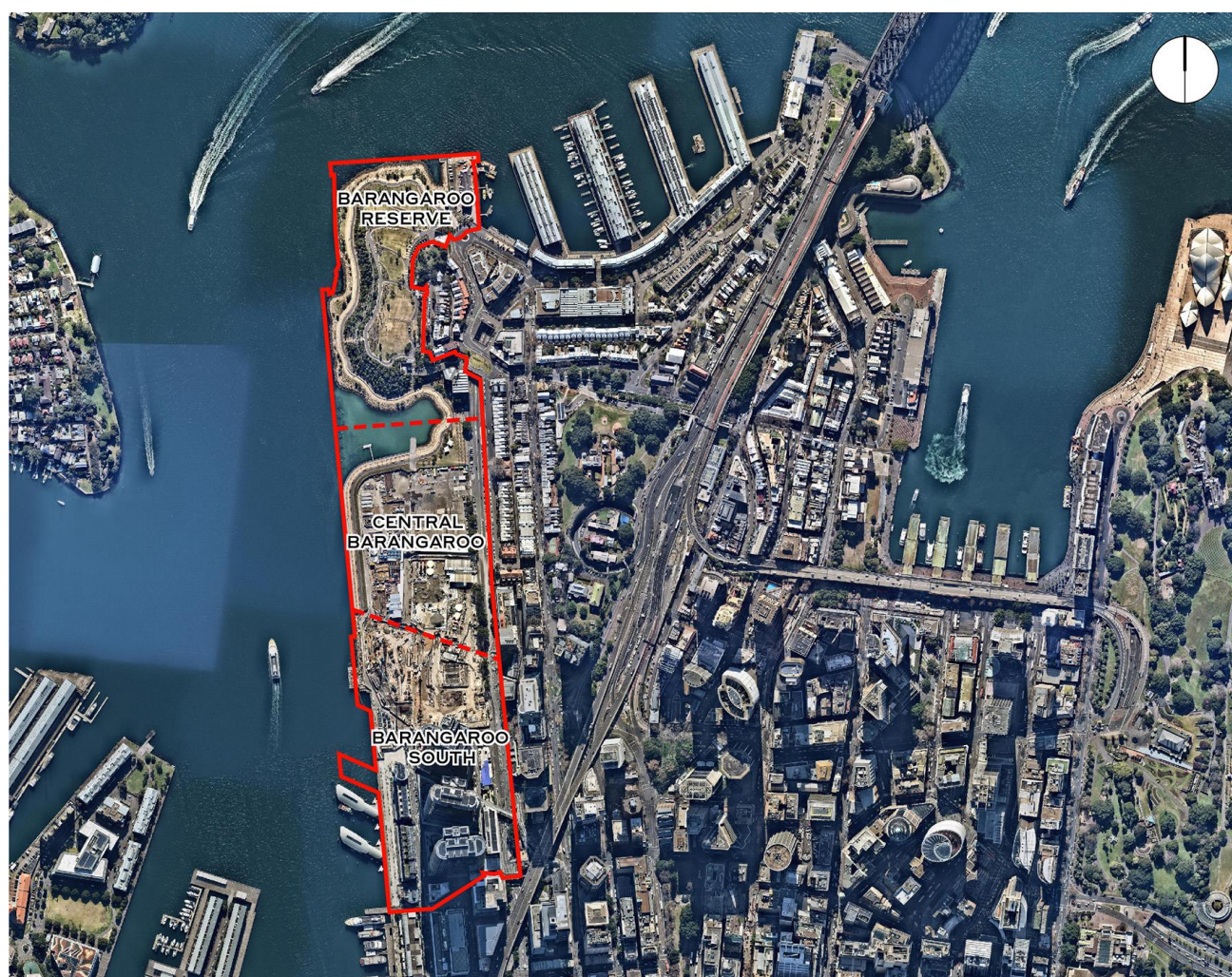
2.0 Site Analysis

2.1 Site Location and Context

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 22 hectare Barangaroo site is generally rectangular in shape and has a 1.4 kilometre harbour foreshore frontage, with an eastern street frontage to Hickson Road. The Barangaroo site has been divided into three distinct redevelopment areas (from north to south), comprising Barangaroo Reserve, Central Barangaroo and Barangaroo South (refer to **Figure 1**), and has been subject to multiple investigations that detail the physical and natural characteristics of the site.

As detailed in **Figure 1**, Barangaroo has been divided into three distinct development areas, and has been the subject of multiple investigations that detail the physical and natural characteristics of the site. The area of land the subject of this SSDA is Barangaroo South.



The Site

Figure 1 - Location Plan

Source: Nearmaps and Ethos Urban

2.2 Site Description

For the purposes of development and construction staging, Lendlease separated Barangaroo South into three areas, referred to as Stage 1A, Stage 1B and Stage 1C. This application relates to land within Stage 1A of Barangaroo South.

This application relates specifically to the residue lot of the SSD 7478 (Stage 1A (Second Stage) Subdivision)), being Lot 300, and Lot 205 in DP 1204948 (amenities/bicycle lot).

As Lot 300 has not been registered, the site is currently described at Lot 214 in DP1221076. The portions of the Barangaroo South site that this application relates to are highlighted in **Figure 2** below. It is noted that Lot 205 in DP 1204948 is a stratum lot within the Stage 1A basement that relates to existing amenities and bicycle parking facilities. The owner of the site is the Barangaroo Delivery Authority.

The current site survey plan is provided at **Appendix D**.

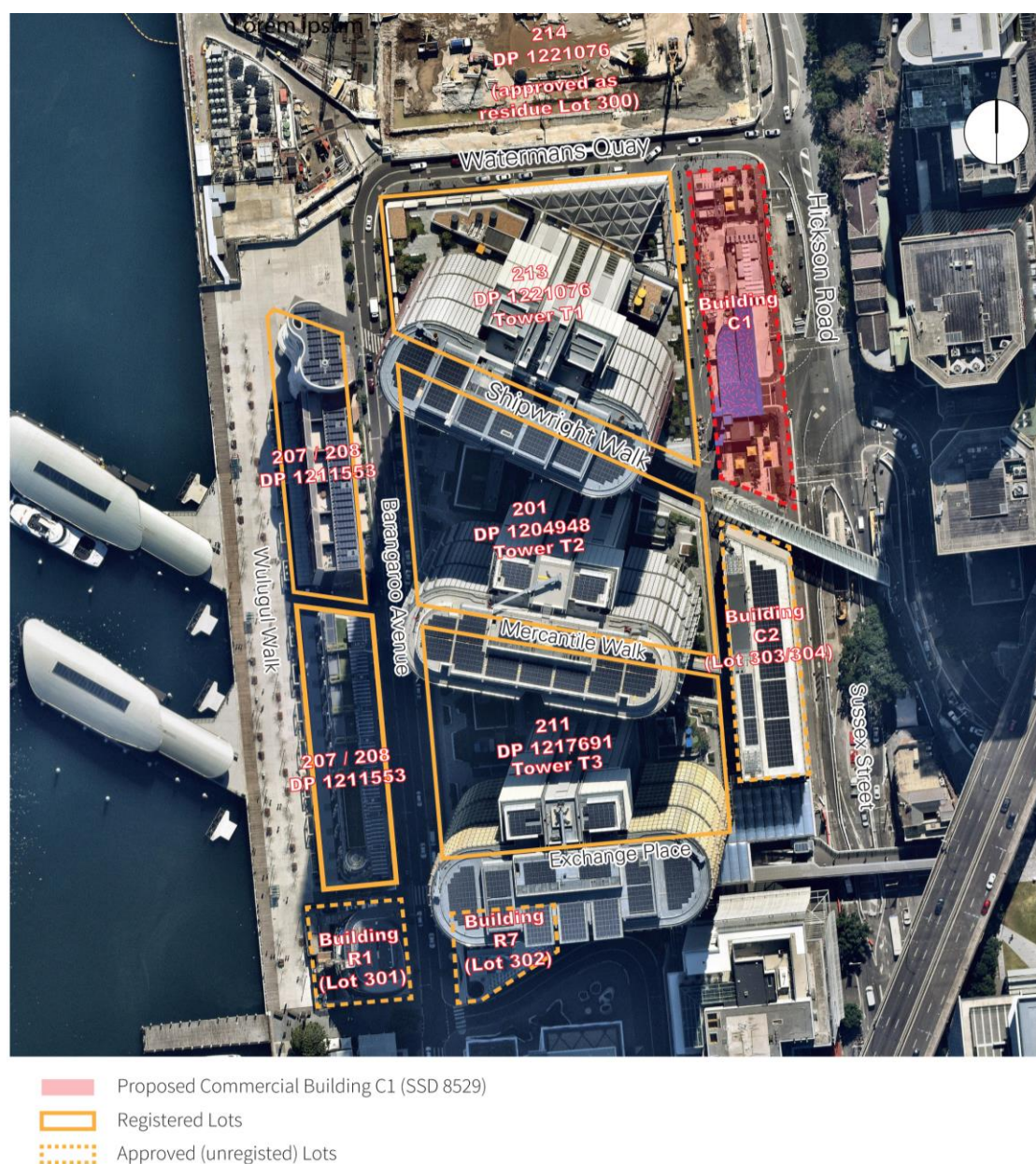


Figure 2 - Site Plan

Source: Nearmaps and Ethos Urban

2.3 Existing Development and Structures

2.3.1 Built Form

At the time of the initial Concept Plan approval, the Barangaroo site comprised an open concrete/bitumen apron largely reclaimed over water. Since the approval of the Concept Plan in February 2007, a number of applications have been approved for various components of development across all three precincts within Barangaroo.

As identified in **Section 1.1.2** above, construction has commenced and in many cases be completed, for the Stage 1A Basement, International Towers 1,2 and 3, as well as Building R1, Building R7, International House and Residential Buildings R8 and R9.

2.3.2 Infrastructure and Services

A range of infrastructure arrangements for Stage 1A of Barangaroo South were approved under the Stage 1A Bulk Excavation and Basement Car Park (MP10_0023) and have been constructed. Future applications across the Barangaroo site will provide details on the augmentation/extension of infrastructure to adequately service the redevelopment.

2.4 Surrounding Development

The site is surrounded by the following:

- The northern boundary of the Barangaroo South site adjoins Central Barangaroo, with Barangaroo Reserve located beyond to the north.
- To the east of the site lies Hickson Road, which is fronted by a mix of residential, commercial uses.
- To the south are several commercial buildings within Kings Street Wharf.
- Darling Harbour is directly west of the site.

3.0 Description of the Development

This chapter of the report provides a detailed description of the proposed stratum subdivision. Subdivision Drawings for approval have been prepared by Geostrata and are included at **Appendix A**. Explanatory Subdivision Drawings and an Indicative Subdivision Flow Chart (**Figure 3**), for information purposes only, is provided at **Appendix C**.

This application seeks consent for staged subdivision of the current residue lot at Barangaroo South to create the following stratoms:

- Lot 401 - subdivision of Residue Lot 300 (unregistered) to create a lot for Building C1, including parking and shared end of trip facilities.
- Lot 402 - subdivision of Lot 205 in DP 1204948 (bicycle and amenities lot) to adjust boundaries in response to Building C1.
- Lot 403 - subdivision of Residue Lot 300 (unregistered) to allocate 12 basement car spaces and storage area for International Tower 1 and basement plant room not included in previous subdivision.
- Lot 404 - subdivision of lot 205 in DP 1204948 to create a new lot for part of Building C1, in response to the adjustment of the bicycle and amenities lot.
- Lot 400 - new residue allotment.

This SSDA does not seek approval for any physical works. The proposed allotments relate primarily to International Towers Sydney Tower 1 and Commercial Building C1.

It is noted that the proposed allotment numbers used throughout this EIS are also indicative and subject to variation through the subdivision registration, post development consent.

Consistent with the approach adopted for the Stage 1A (Second Stage) Subdivision, it is proposed that the SSDA will give development consent for staged subdivision. Staged subdivision consent will allow for the sequential creation / registration of all the Stage 1A (Third Stage) allotments to occur as is required to fit with the construction and occupation program for Barangaroo South, without the need for separate ongoing subdivision applications.

By necessity, the final sequencing of the creation / registration of allotments will need to be flexible, within the defined subdivision parameters of the approved development and subject to Barangaroo Delivery Authority Approvals.

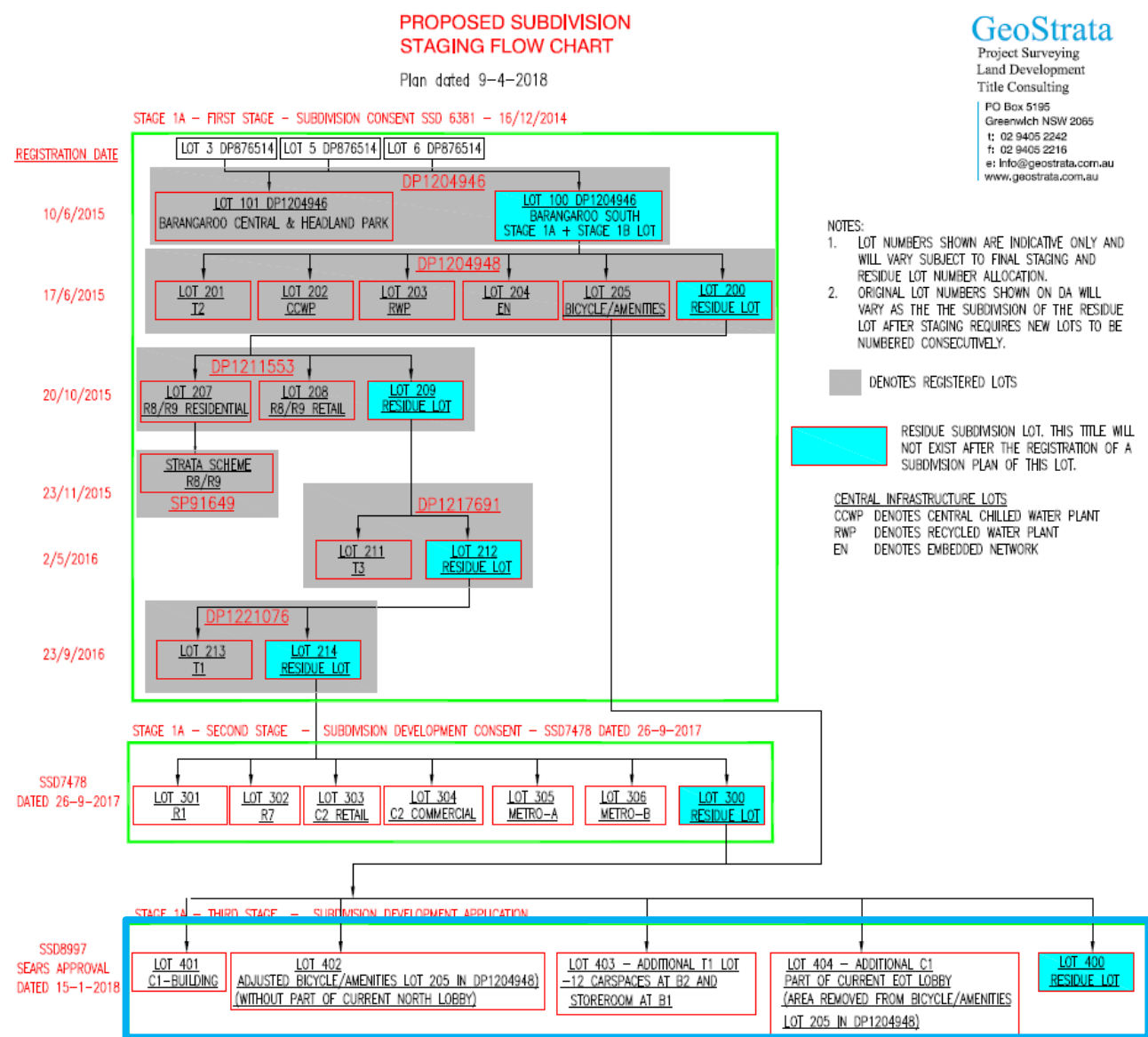


Figure 3 - Proposed subdivision staging – Stage 1A (Third Stage)

Note: Subdivision which is the subject of this SSDA is outlined in blue

Source: Geostrata

3.1 Details of the Stratum Subdivision

Approved (but unregistered) residue Lot 300 will be further subdivided in order to create four stratum lots.

A total of 194 car parking spaces were approved in relation to International Towers Sydney, Tower 1 as part of MP11_0044 (as modified). Lot 213 in DP1220176 relating to Tower 1, created in SSD6381, included 182 car spaces. The proposed Lot 403 under this subdivision provides for the remaining 12 car spaces approved in MP11_0044 (as modified) and storage located on Basement Level 1.

Commercial Building C1 (approved under SSD8529) includes modifications to the existing structures within existing Lot 205 in DP1204948, associated with the lobby of the proposed commercial building. This subdivision application seeks to subdivide Lot 205 in DP1204948, in order to separate areas affected by the lobby area of Commercial Building C1.

In addition to the proposed stratum lots, a residue lot will be created for the remainder of Barangaroo South.

The proposed subdivision is shown on the Explanatory Subdivision Drawings for Basements 1 and 2, Ground, and Levels 1 and 2 (north and south) as detailed in **Appendix C**. The proposed stratum subdivision across the various levels is detailed in **Figure 4** to **Figure 8**.

Four proposed public access easements at ground level (PA8, PA9, PA11 and PA12) will burden Building C1 and allow for public access at ground within the building colonnade and southern undercroft. Easements PA9 and PA12 also allow for retail activation (seating) within these areas.

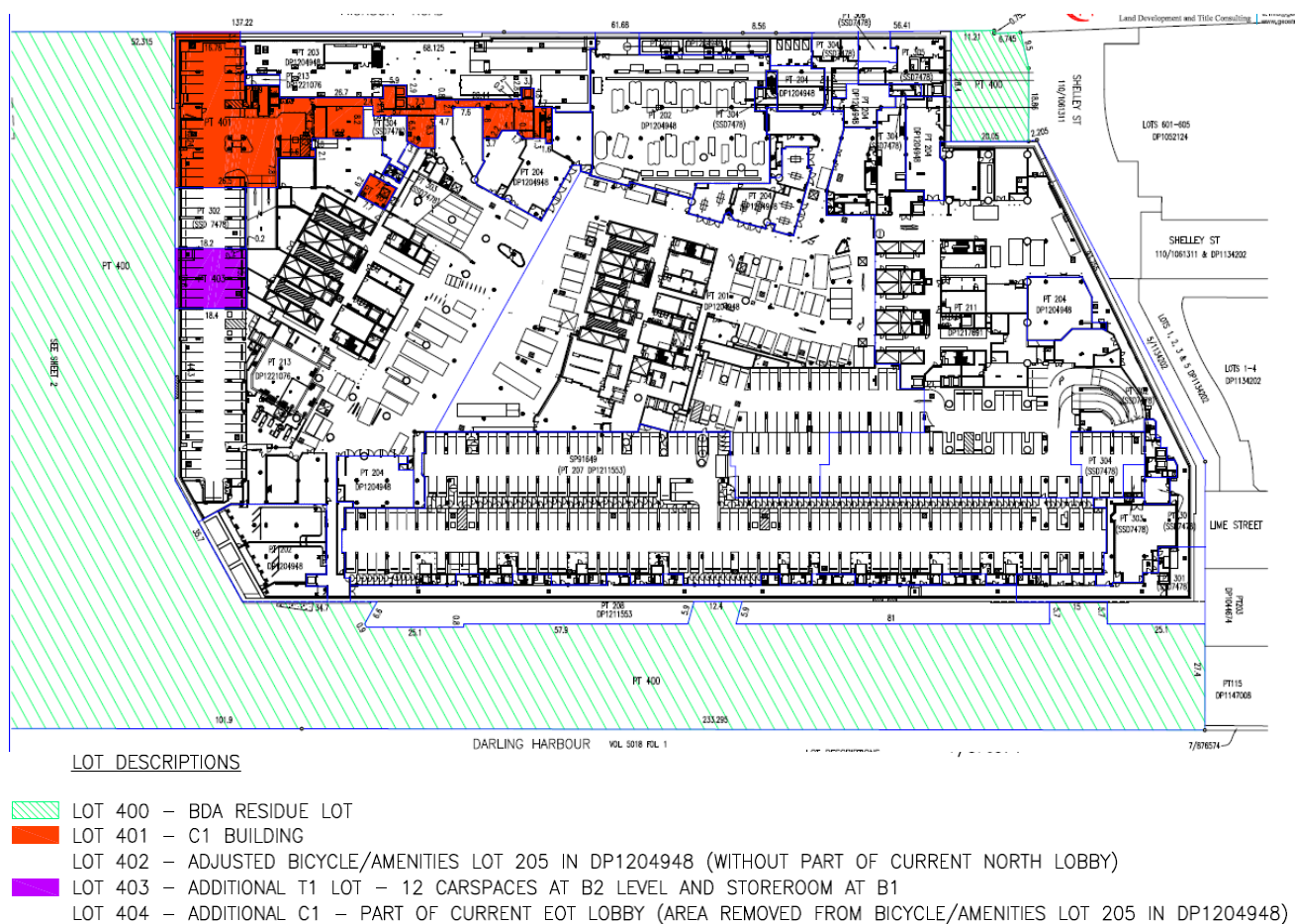


Figure 4 - Proposed stratum lots for Level 2 basement

Source: Geostrata

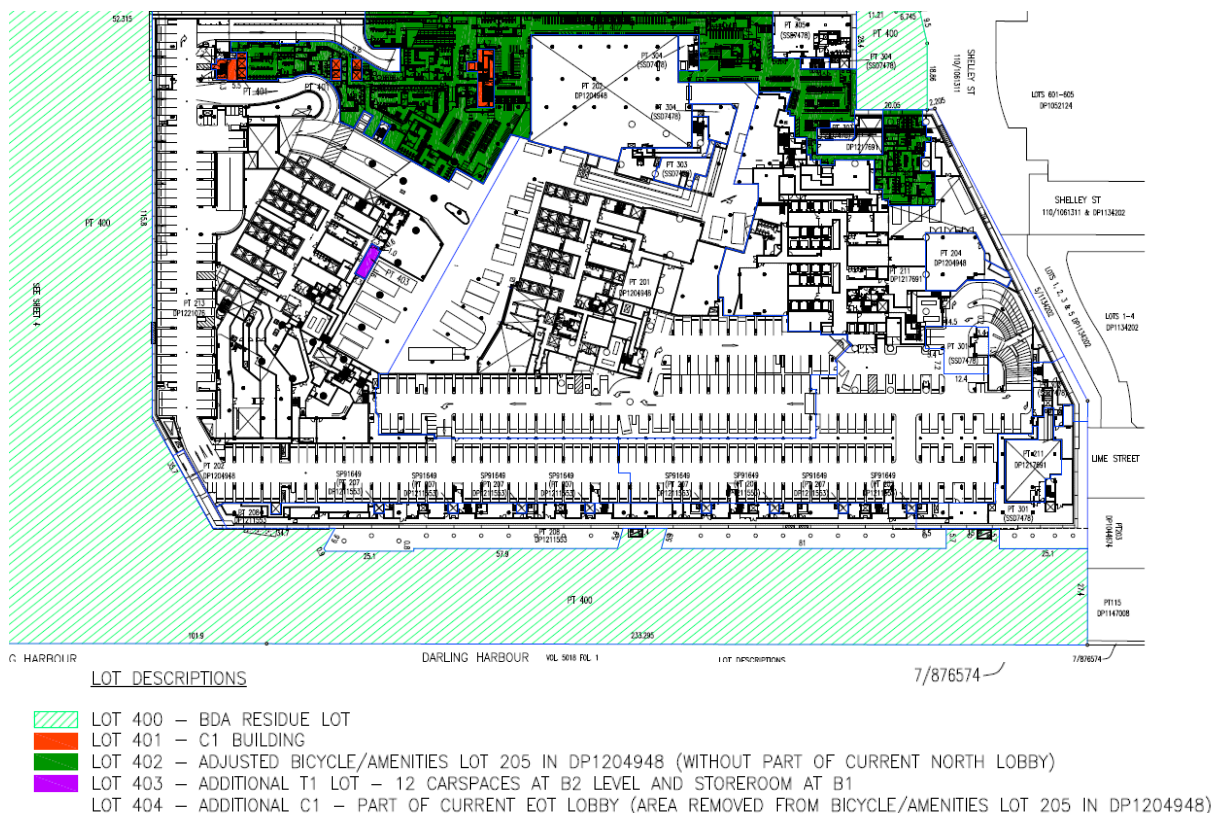


Figure 5 - Proposed strata for Level 1 basement

Source: Geostrata

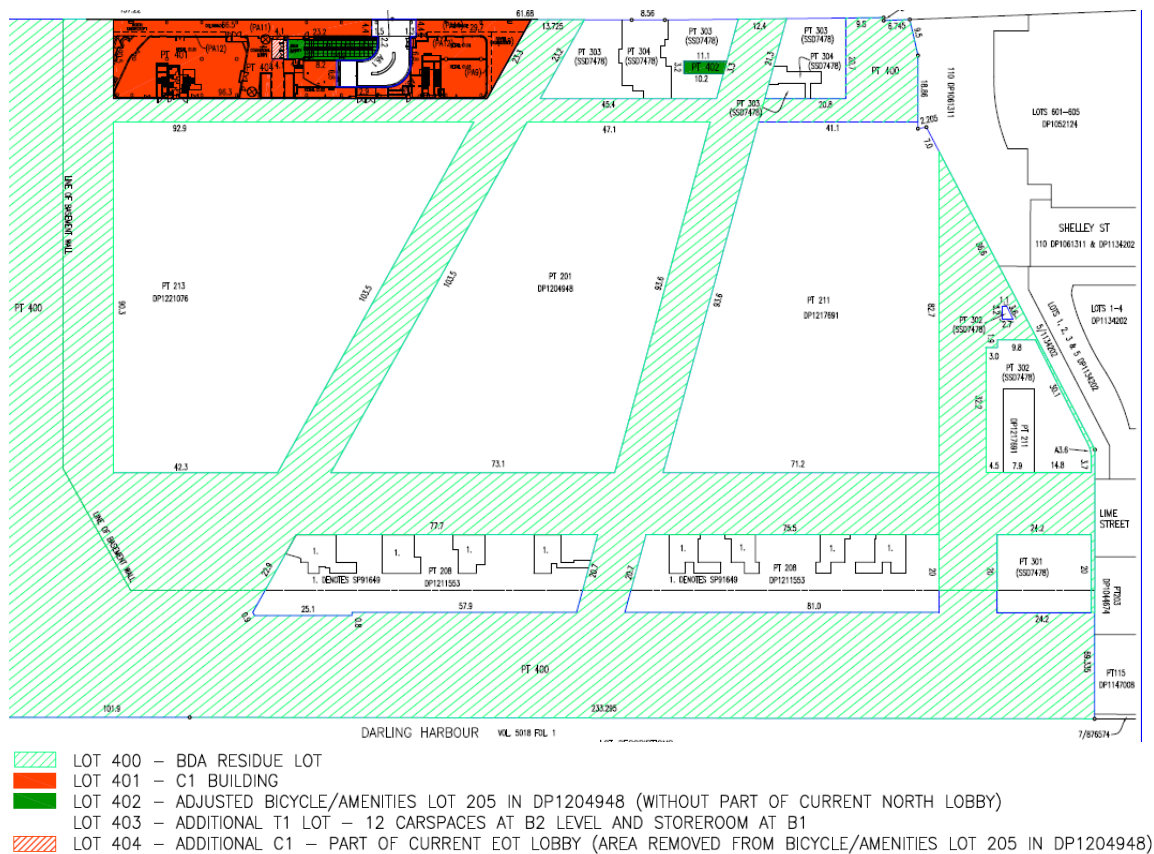


Figure 6 - Proposed strata for Ground level

Source: Geostrata

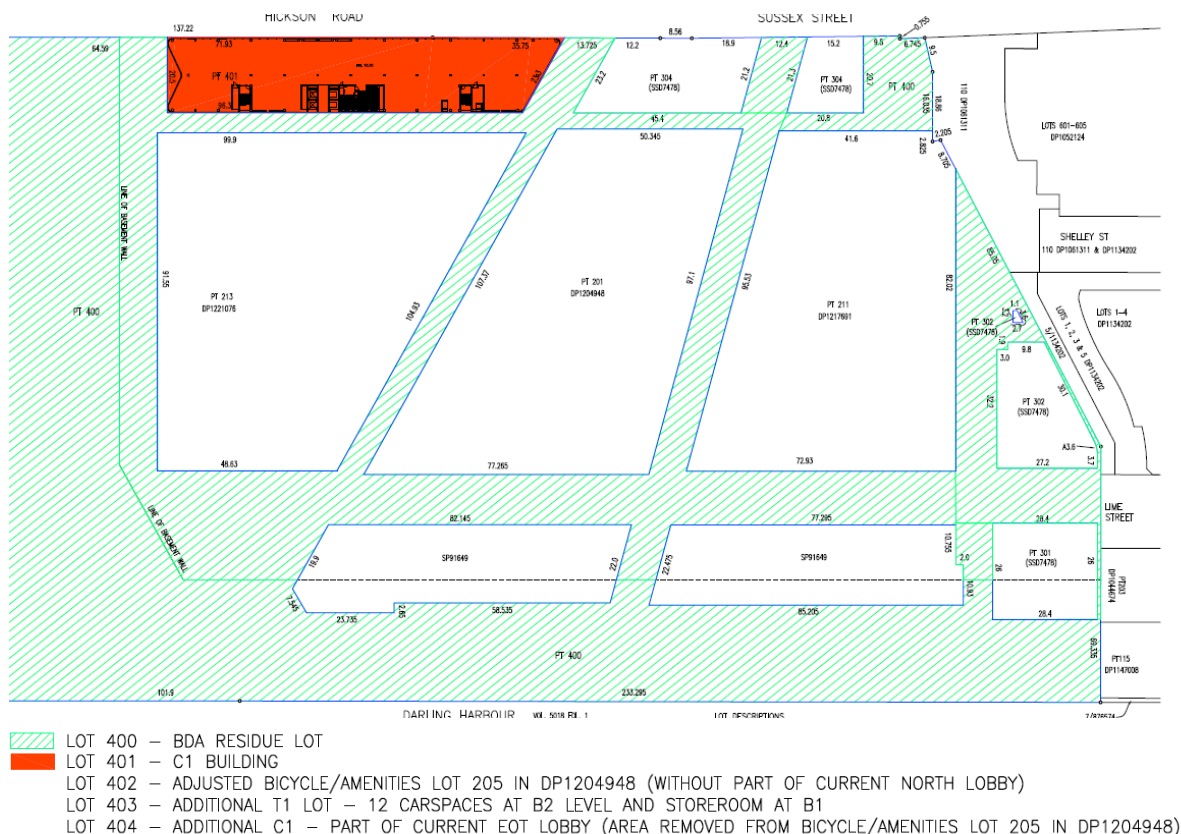


Figure 7 - Proposed stratum for Level 1

Source: Geostrata

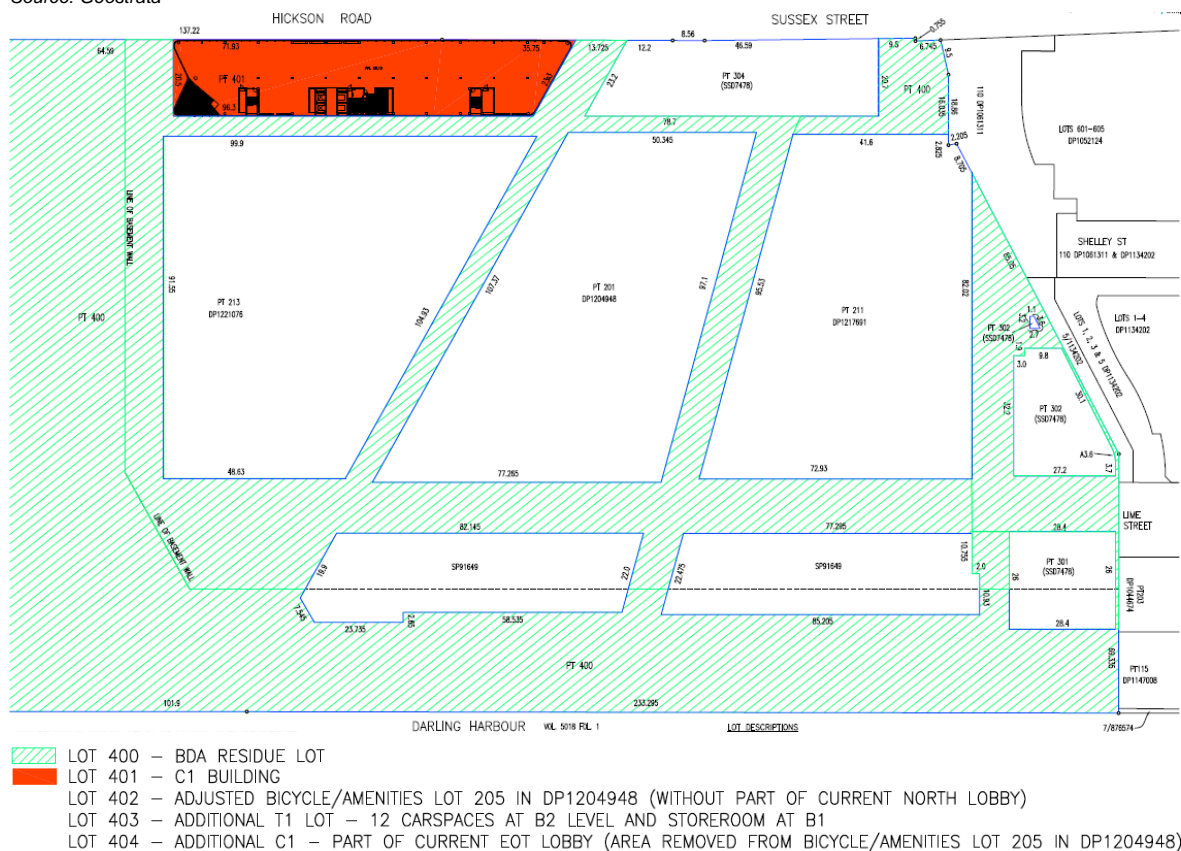


Figure 8 - Proposed stratum for Level 2 and above

Source: Geostrata

The proposed lots will be subject to easements, restrictions and a Building Management Statement. The easements will provide for various rights such as but not limited to access, services, awning encroachments and stormwater and will be created as required in the staged development of the subdivision. Easements for the various Authority services and infrastructure will be created by separate plans for easement purposes.

3.1.1 Future Subdivision Applications

The proposed residue lot (Residue Lot 400) covering the remainder of the Stage 1A area at Barangaroo South is illustrated on the Subdivisions Plans provided at **Appendix A**. This lot will be subject to future subdivision applications.

3.2 Building Management Statement

A Building Management Statement (BMS) has been prepared, and in use, for Barangaroo South. This BMS has been used due to the nature of Barangaroo South comprising different operating components.

The BMS itself comprises a set of rules which regulate the management and operation of a building or single structure where part of the building or single structure is subdivided by a plan of subdivision that contains one or more stratum lots. This application seeks to rely on the BMS in regard to the regulation of the operation of the proposed stratum lots, including:

- access to the infrastructure created under the Basement Car Park Approval in Lots 202-205 in DP 1204948, which includes access to parts of Barangaroo South, access to fire stairs in case of an emergencies, and access to shared facilities by the Committee or by members, owners and occupiers; and
- access to the developer during construction.

It is noted that a Strata Management Scheme waiver has been granted by Land and Property Information that allows for a single BMS to cover Barangaroo South.

3.3 Staged Registration

As outlined above, development consent is sought for the staged subdivision of stratum lots within Barangaroo South. It is noted that this SSDA is not proposed to be 'staged' in the manner outlined in Section 4.22 of the EP&A Act, but rather the development consent that allows for the staged registration of the subdivided lots.

The staged subdivision consent will allow for the sequential creation / registration of the Stage 1A lots to occur as required to integrate with the construction and occupation program for Barangaroo South without the need for separate ongoing subdivision applications. By necessity, the final sequencing of creation / registration of the lots will be flexible, within the defined subdivision parameters of the approved development and subject to Barangaroo Delivery Authority Approvals.

Further, as detailed in the indicative subdivision flow chart (**Appendix C**) lots approved under the Stage 1A (Second Stage) subdivision are yet to be registered. The staging needs to provide for the registration of the Stage 1A (Third Stage) subdivision to occur prior to, concurrent with or after the Stage 1A (Second Stage) subdivision.

4.0 Consultation

In accordance with the requirements of the SEARs, consultation was undertaken with relevant public authorities and the City of Sydney Council.

A summary of the consultation undertaken to-date with Council, the community and relevant agencies is provided below. Several consultants have undertaken additional consultation with relevant parties during the preparation of their reports.

In addition to consultation, the proposed development will be placed on public exhibition for 30 days in accordance with clause 83 of the *Environmental Planning and Assessment Regulation 2000*. During the public exhibition period Council, State agencies and the public will have an opportunity to make submissions on the project.

4.1 Council and Agency Consultation

Lend Lease recognises the importance of positive relationships with Council and agencies and seeks to proactively engage with them over the duration of the project. Stakeholder engagement has been undertaken to ensure all individuals and/or groups that have an interest in the SSDA are consulted with.

As part of the preparation of this SSDA, the proposed plans of subdivision were issued to the City of Sydney, Sydney Water, Ausgrid, Transport for NSW and the local Aboriginal Land Council. The City of Sydney, Transport for NSW and the Local Aboriginal Land Council did not provide comment of the proposal. Ausgrid and Sydney Water sought confirmation that the proposed development did not fundamentally differ from that outlined in the SEARs request and raised no further comments once this was confirmed.

It is noted that further consultation will be undertaken with each of these authorities as required during the implementation of the proposed subdivision post obtaining development consent.

4.2 Community and Stakeholder Engagement

The Barangaroo Delivery Authority and Lendlease are consulting with local residents and other relevant stakeholders as part of its ongoing community engagement program related to Barangaroo. The opportunity to participate has been provided through a number of direct and indirect mediums including community consultation events, presentations and workshops, the Barangaroo South website and Barangaroo South newsletter.

5.0 Environmental Assessment

This section of the report assesses and responds to the environmental impacts of this SSDA. It addresses the matters for consideration set out in the SEARs (see **Section 1.6**).

It is noted that no physical works are proposed as part of this SSDA and as such, there is limited potential for environmental impacts which require assessment.

5.1 Relevant EPIs, Policies and Guidelines

The relevant strategies, environmental planning instruments, policies and guidelines as set out in the SEARs are addressed in **Table 2**.

Table 2 - Summary of consistency with relevant Strategies, EPIs, Policies and Guidelines

Instrument/Strategy	Comments
Strategic Plans	
NSW 2021	<p>NSW 2021 is a 10 year plan to rebuild the economy, provide quality services, renovate infrastructure, restore government accountability, and strengthen our local environment and communities.</p> <p>The Barangaroo site has an important role in the NSW 2021 Plan as it will assist with achieving multiple goals set out in the Plan, including but not limited to improving the performance of the NSW economy, increasing the competitiveness of doing business in NSW, providing critical infrastructure and building liveable centres.</p> <p>As discussed in Section 1.2, the proposed subdivision will facilitate the delivery of development at Barangaroo. The subdivision of the Barangaroo Site will enable the orderly and economic use of the land, directly contributing to Barangaroo achieving the goals discussed above.</p>
A Plan for Growing Sydney	<p>The SSDA is consistent with the Plan for Growing Sydney as it will facilitate the delivery of the envisaged development at Barangaroo, which is identified as one of the key deliverables in achieving Goal 1 of the plan, for "A competitive economy with world-class services and transport".</p>
Towards Our Greater Sydney 2056	<p>Towards Our Greater Sydney 2056 is a draft amendment to update <i>A Plan for Growing Sydney</i> and was released in November 2016. The primary aim of the amendment is to reconceptualise Greater Sydney as a metropolis of three cities, with the Sydney CBD identified as the Eastern City. The draft amendment is focussed on three key priorities of "A Productive Sydney", "A Liveable Sydney" and "A Sustainable Sydney." The proposed development is consistent with the Plan in that it will enable Barangaroo South to continue to be developed in accordance with its vision of being the primary financial district in Sydney, contributing to the broader target of generating 817,000 additional jobs by 2036. Stratum subdivision for dedicated bicycle and end of trip facilities will assist in improving the accessibility of employment opportunities in the Eastern City.</p>
Revised Eastern City District Plan	<p>Barangaroo South is identified within the Eastern City District and identifies a number of key priorities and objectives focused on:</p> <ul style="list-style-type: none"> • A productive city; • A liveable city; and • A sustainable city. <p>The Sydney CBD is identified as a strategic centre of the Eastern City district and is a key location due to its concentration of knowledge and professional services jobs in close proximity to a range of public transport options. Relevant to the proposed development, the following priorities are identified for the Central District:</p> <ul style="list-style-type: none"> • Enhancing the CBD's role as a global leader; • Growing economic activity in centres; and • Improving 30-minute access to jobs and services. <p>The Plan also identifies job targets being between 662,000 – 732,000 in the Eastern City District by 2036. The proposed development will assist in the functional operation of International Tower 1 and Building C1, enabling each building to continue to, and provided once approved, ongoing employment opportunities to assist in achieving the abovementioned priorities.</p>
Draft Future Transport 2056 Strategy	<p>The Draft Future Transport 2056 Strategy is the 2017 update of the existing NSW Long Term Transport Masterplan. The Strategy sets the vision and strategic direction for Greater Sydney's transport planning towards 2056. The proposed development remains consistent with Strategy as it:</p> <ul style="list-style-type: none"> • Assist in the provision of commercial development in a location which benefits from strong connections to public transport; • Assist in the provision of bicycle and end of trip facilities to provide convenient services whilst encouraging the use of active transport; and

Instrument/Strategy	Comments										
	<ul style="list-style-type: none"> Will not impact on the ability of Transport for NSW to protect critical strategic growth and transport corridors identified in the Strategy. 										
Sydney City Centre Access Strategy	<p>The proposed development is consistent with the Sydney City Centre Access Strategy as it will continue to assist the current and future operations of International Tower 1 and Building C1, both of which are development considered to encourage the use existing and future transport linkages within and in proximity to Barangaroo South. The Sydney City Centre Access Strategy seeks to connect Barangaroo to the city centre and Sydney transport network through the following infrastructure:</p> <ul style="list-style-type: none"> Wynyard Walk, which provides a direct, accessible pedestrian connection between Barangaroo and the Wynyard Station transport hub; New bus routes servicing Barangaroo and Walsh Bay; and A new Barangaroo ferry hub and new routes to provide more opportunities to access Barangaroo and the mid-town precinct by public transport. <p>The proposal will not impact on the ability for the Government to deliver the planned infrastructure and service upgrades as part of the Strategy.</p>										
Sydney's Walking Future	<p>This SSDA is consistent with the principles contained in 'Sydney's Walking Future', by way of the following:</p> <ul style="list-style-type: none"> the development will facilitate the delivery and population of Barangaroo, an extremely walkable area which is well connected to the Sydney CBD; and relevant agencies have been consulted as necessary as part of this project. <p>The proposed subdivision will not inhibit pedestrian access to International Tower 1 and Building C1 as well as Barangaroo South more broadly.</p>										
Sydney's Cycling Future	<p>Sydney's Cycling Future was released in December 2013 and outlines the intent to create a safer and easier bicycle riding experience for the people of Sydney. The proposed stratum subdivision relates to the provision of shared end of trip facilities which encourage cycling as a mode of transport. This is complemented with the bicycle facilities provided throughout Barangaroo South.</p>										
Barangaroo Integrated Transport Plan	<p>The Barangaroo Integrated Transport Plan addresses a range of transport modes and recommends actions in the areas of walking, cycling, traffic and taxi access, Wynyard Station and Bus Interchange, ferry services, light rail and bus services and rail capacity. The proposed development remains consistent with the mode share targets that were established under the Concept Plan and that are reinforced in the Integrated Transport Plan. As detailed above, proposed subdivision for end of trip facilities will encourage walking and cycling and connections to the Barangaroo Ferry Wharf, Wynyard Station and surrounding public transport services.</p>										
State Legislation											
EP&A Act	<p>The proposed development is consistent with the objects of the EP&A Act for the following reasons:</p> <ul style="list-style-type: none"> it reflects the future development of the Barangaroo site for the purpose of promoting the social and economic welfare of the community and a better environment; and it will ensure the promotion and co-ordination of the orderly and economic use and development of land. <p>The proposed development is consistent with Division 4.7 of the EP&A Act, particularly for the following reasons:</p> <ul style="list-style-type: none"> the development has been declared to have state significance; the development is not prohibited by an environmental planning instrument; and the development has been evaluated and assessed against the relevant heads of consideration under section 4.15(1). <p>In accordance with Section 6.5, where an accredited certifier is identified as being able to issue subdivision certificates by an environmental planning instrument, a certifier is able to issue the subdivision certificate</p>										
EP&A Regulations	<p>The EIS has addressed the specification criteria within clause 6 and clause 7 of Schedule 2 of the EP&A Regulation. Similarly, the EIS has addressed the principles of ecologically sustainable development through the precautionary principle (and other considerations), which assesses the threats of any serious or irreversible environmental damage (see Section 6.3).</p> <p>As required by clause 7(1)(d)(v) of Schedule 2, the following additional approvals will be required in order to permit the proposed development to occur.</p> <table> <tr> <th>Act</th><th>Approval Required</th></tr> <tr> <td colspan="2">Legislation that does not apply to State Significant Development</td></tr> <tr> <td>Coastal Protection Act 1979</td><td>N/A</td></tr> <tr> <td>Fisheries Management Act 1994</td><td>N/A</td></tr> <tr> <td>Heritage Act 1977</td><td>N/A</td></tr> </table>	Act	Approval Required	Legislation that does not apply to State Significant Development		Coastal Protection Act 1979	N/A	Fisheries Management Act 1994	N/A	Heritage Act 1977	N/A
Act	Approval Required										
Legislation that does not apply to State Significant Development											
Coastal Protection Act 1979	N/A										
Fisheries Management Act 1994	N/A										
Heritage Act 1977	N/A										

Instrument/Strategy	Comments	
	National Parks and Wildlife Act 1974	N/A
	Native Vegetation Act 2003	N/A
	Rural Fires Act 1997	N/A
	Water Management Act 2000	N/A
	Legislation that must be applied consistently	
	Fisheries Management Act 1994	No
	Mine Subsidence Compensation Act 1961	No
	Mining Act 1992	No
	Petroleum (Onshore) Act 1991	No
	Protection of the Environment Operations Act 1997	No
	Roads Act 1993	No
	Pipelines Act 1967	No
State Environmental Planning Policy – 55	The proposed subdivision does not seek the use of the land. Land to which the subdivision applies has already been considered suitable for development from a contamination perspective and has since been developed.	
SEPP (Infrastructure)	Two basement stratum lots approved under SSD 7478 are for the purpose of reservation of the CBD Metro corridor (Zone B), as shown on the interim rail corridor map. The proposed development will not impact the future rail corridor.	
State Environmental Planning Policy (State and Regional Development) 2011	The Barangaroo Site is identified as a State Significant Site in Schedule 2 of <i>State Environmental Planning Policy (State and Regional Development) 2011</i> . The subdivision of land at Barangaroo (other than strata title, community title or certain minor subdivision) is State Significant Development (SSD) for the purposes of the EP&A Act. The proposed subdivision, which comprises stratum subdivision is SSD for the purposes of the EP&A Act.	
State Environmental Planning Policy (State Significant Precincts) 2005	The Barangaroo site is listed as a State Significant site under Part 12 of Schedule 3 of the State Significant Precincts SEPP. In accordance with Section 16 under Part 12 of Schedule 3, subdivision is permitted within Barangaroo with development consent.	
Draft Environment SEPP	The Draft Environment SEPP relates to the protection and management of our natural environment and seeks to deliver a single planning instrument which will consolidate seven existing SEPPs related to the natural environment, including the Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005. The proposed development does not propose any physical works capable of adversely impacting the Sydney Harbour Catchment and is consistent with the key aims of the SEPP which amongst other things, seek to better protect Sydney Harbour and its waterways.	
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	Clause 20 General	The matters referred to in Division 2 are addressed below.
	Clause 21 Biodiversity, ecology and environment protection	No physical works are proposed as part of this application, therefore there will not be any impact on the Harbour's biodiversity, ecology or environment.
	Clause 22 Public access to, and use of foreshores and waterways	No physical works are proposed as part of this application. The proposed stratum subdivision will not affect the accessibility of the waterway for the public
	Clause 23 Maintenance of a working harbour	The proposed subdivision supports the redevelopment of the wider Barangaroo site for mixed uses that was assessed as part of the Concept Plan for the site.
	Clause 24 Interrelationship of water and foreshore uses	The proposed development does not propose any physical works and will not have any adverse impacts on the use of waterway for maritime functions.
	Clause 25 Foreshore and waterways scenic quality	The proposed development does not propose any physical works and will not alter the scenic quality of the foreshore and waterways.

Instrument/Strategy	Comments	
	Clause 26 Maintenance, protection and enhancement of views	The proposed development does not propose any physical works and will therefore not adversely impact any views and vistas
	Clause 27 Boat storage facilities	N/A. No boat storage facilities are proposed.
Foreshores and Waterways DCP	The Foreshores and Waterways DCP does not apply to the Barangaroo site, however is generally consistent with the controls of the DCP which seek to protect ecological and landscape values of Sydney Harbour. Previous project applications for Barangaroo South, including the Stage 1A and Stage 1B Public Domain applications have demonstrated that development at Barangaroo South will have minimal impact on any ecological communities or landscape values. Notwithstanding, the proposed stratum subdivision will not have any adverse impact on any ecological communities and or landscape values.	
Local Planning Instruments and Controls		
Sydney Local Environmental Plan 2012	The Sydney Local Environmental Plan 2012 does not apply to Barangaroo.	
Barangaroo Concept Plan (MP06_0162)		
Instrument of Approval	Part A	The proposed development is consistent with Condition A1. The proposed development supports the mixed use development of the Barangaroo site.
	Part B	The proposed subdivision does not result in any inconsistency with Part B
	Part C	The proposed subdivision does not result in any inconsistency with Part C.
Statement of Commitments	The proposed subdivision is not inconsistent with any of the approved commitments and will facilitate the delivery of the overall Barangaroo redevelopment.	

5.2 Consistency with the Barangaroo Concept Plan (Mod 8)

The proposed subdivision is entirely consistent with the Barangaroo Concept Plan (Mod 8). The staged stratum subdivision of Barangaroo South contemplated under this SSDA reflects the site layout as provided under separate development approvals. Each of these development approvals have been granted in accordance with the approved Concept Plan (Mod 8). As such, the proposed stratum subdivision is entirely consistent with the approved Concept Plan (Mod 8).

5.3 Biodiversity

In accordance with the requirements of the SEARs, the Department has requested that the EIS *'provide an assessment of the proposal's biodiversity impacts in accordance with the requirements of the Biodiversity Conservation Act 2016, including the preparation of a Biodiversity Development Assessment Report where required under the Act'*.

Notwithstanding, the Department has advised that in instances where such an application is not required, a waiver should be requested prior to the issue of the application. A waiver has been prepared and is provided at **Appendix E**. It demonstrates the proposed development has no significant adverse impact on biodiversity values.

5.4 Infrastructure and Servicing

No physical works are proposed as part of this SSDA. All infrastructure and servicing provision for the existing and future development within the lots created have been and will be subject to separate approval. Of relevance to Stage 1A of Barangaroo South is the Bulk Excavation and Basement Car Park Approval which included a number of the infrastructure arrangements which will service the future stratum lots within Stage 1A of Barangaroo South.

Lendlease will continue to obtain the necessary approvals for water supply, electrical supply, communications, sewer and stormwater connections from the relevant authorities, as required.

5.5 Staged Registration

The stratum subdivision of Barangaroo South is proposed to be undertaken in a staged manner. The staging of the stratum subdivision is outlined in **Section 3.0**. The staged registration of the separate stratum lots is proposed to reflect the staged construction of the approved developments within Stage 1A of Barangaroo South.

As the creation of stratum lots within Barangaroo South will be staged, it is requested that the Minister for Planning and Environment structure the development consent conditions to facilitate flexible staging registration.

6.0 Justification of the Proposal

In general, investment in major projects can only be justified if the benefits of doing so exceed the costs. Such an assessment must consider all costs and benefits, and not simply those that can be easily quantified. As a result, the EP&A Act specifies that such a justification must be made having regard to biophysical, economic and social considerations and the principles of ecologically sustainable development.

This means that the decision on whether a project can proceed or not needs to be made in the full knowledge of its effects, both positive and negative, whether those impacts can be quantified or not.

The proposed development involves no physical works and comprises stratum subdivision to facilitate the future use and management of development at Barangaroo. The assessment must therefore focus on the identification and appraisal of the effects of the proposed subdivision on the Barangaroo site.

Various components of the biophysical, social and economic environments have been examined in this EIS and are summarised below.

6.1 Social and Economic

Barangaroo is Sydney's largest redevelopment project this century and will be valued at over \$6 billion. The project is to be undertaken over the next 10 years and will provide more than \$1.5 billion into the NSW economy annually. The three precincts, South, Central and the Barangaroo Reserve, providing different roles in making Barangaroo a successful showcase of urban renewal.

The proposed stratum subdivision will facilitate the continued delivery and management of future and established buildings Barangaroo. As it will support the ongoing development of the Barangaroo site, the proposal will therefore provide positive social and economic impact for the large number of future visitors, residents and workers.

Specifically, the proposed subdivision of Barangaroo will:

- assist in the continued delivery of future buildings (being Commercial Building C1), to attract workers and visitors to Barangaroo and providing a range of employment opportunities during construction;
- allow for the on-going and proper management of existing and future buildings;
- support the continued creation of a world class address;
- assist in continuing the development of Barangaroo, therefore providing a range of employment opportunities during construction and operation.

There are no considered adverse social or economic impacts as result of the proposed development.

6.2 Biophysical

This SSDA does not propose any physical works. As such, there is no risk that the existing site conditions will be altered by the carrying out of the subdivision of the site. The stratum subdivision of Barangaroo will not result in any biophysical impacts.

6.3 Ecologically Sustainable Development

The EP&A Regulation lists four principles of ecologically sustainable development to be considered in assessing a project. They are:

- The precautionary principle;
- Intergenerational equity;
- Conservation of biological diversity and ecological integrity; and
- Improved valuation and pricing of environmental resources.

An analysis of these principles follows.

Precautionary Principle

The precautionary principle is utilised when uncertainty exists about potential environmental impacts. It provides that if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation. The precautionary principle requires careful evaluation of potential environmental impacts in order to avoid, wherever practicable, serious or irreversible damage to the environment.

This EIS has not identified any serious threat of irreversible damage to the environment and therefore the precautionary principle is not relevant to the proposal.

Intergenerational Equity

Inter-generational equity is concerned with ensuring that the health, diversity and productivity of the environment are maintained or enhanced for the benefit of future generations.

The proposed development has been designed to benefit both the existing and future generations by:

- Facilitating the future delivery of Barangaroo, allowing future generations to appreciate and enjoy the development;
- Allowing for the logical redevelopment of Barangaroo, providing for recreation areas and employment near housing and other uses.

The overall Barangaroo development will integrate short and long-term social, financial and environmental considerations so that any foreseeable impacts are not left to be addressed by future generations.

The proposed subdivision does not pose any potential short or long term social, financial or environmental impacts.

Conservation of biological diversity and ecological integrity

The principle of biological diversity upholds that the conservation of biological diversity and ecological integrity should be a fundamental consideration.

This EIS has demonstrated that the proposed development will not have any effect on the biological diversity and ecological integrity of the Barangaroo site. The proposal does not involve any physical works; therefore there are no potential impacts on biological diversity and the ecological integrity of the Barangaroo site.

Improved valuation, pricing and incentive mechanisms

The principles of improved valuation and pricing of environmental resources requires consideration of all environmental resources which may be affected by a proposal, including air, water, land and living things. As no physical works are proposed as part of this SSDA, no environmental resources will be affected and therefore valuations, pricing and incentive mechanisms will not be altered.

7.0 Conclusion

This EIS has been prepared to consider the environmental, social and economic impacts of the proposed stratum subdivision of the Barangaroo South site.

The EIS has addressed the issues outlined in the SEARs (**Appendix B**) and accords with Schedule 2 of the EP&A Regulation with regards to requirements for an environment impact assessment.

Having regard to biophysical, economic and social considerations, including the principles of ecologically sustainable development, the carrying out of the project is justified for the following reasons:

- The proposed stratum subdivision will assist in fulfilling the strategic vision established for Barangaroo, allowing for the orderly development of future and existing buildings within the Stage 1A Precinct of Barangaroo South.
- The stratum subdivision is consistent with and complies with all the relevant strategic policies, environmental planning instruments, plans and guidelines, including the Barangaroo Concept Plan (Mod 8).
- The stratum subdivision of Barangaroo will assist existing and facilitate future developments, which will have a wide range of positive social and economic benefits.
- There are no adverse environmental, social or economic impacts associated with the subdivision.

Given the merits described above it is requested that the application be approved.