

Mr Stewart Verity
Lendlease (Millers Point) Pty Ltd
Exchange Place
300 Barangaroo Avenue
Barangaroo NSW 2000

Our ref: SSD 7944

Dear Mr Verity

**SEARs for Stage 1B Public Domain Works – Barangaroo South & Central Precincts,
Barangaroo (SSD 7944)**

Please find attached a copy of the Secretary's environmental assessment requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for the Stage 1B public domain works at Barangaroo. These requirements have been prepared in consultation with relevant public authorities based on the information you have provided to date. I have also attached a copy of the public authorities' comments for your information. Please note that the Secretary may alter these requirements at any time.

If you do not lodge a development application (DA) and EIS for the development within 2 years, you must consult further with the Secretary in relation to the preparation of the EIS.

Prior to exhibiting the EIS, the Department of Planning and Environment (the Department) will review the document in consultation with relevant authorities to determine if it addresses the requirements in Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*. You will be required to submit an amended EIS if it does not adequately address the requirements.

The Department wishes to emphasise the importance of effective and genuine community consultation where a comprehensive, detailed and genuine community consultation engagement process must be undertaken during the preparation of the EIS. This process must ensure that the community is provided with a good understanding of what is proposed, description of any potential impacts and they are actively engaged in issues of concern to them.

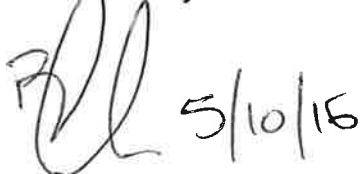
Please contact the Department at least two weeks before you propose to submit your DA and EIS. This will enable the Department to:

- confirm the applicable fee (see Division 1AA, Part 15 of the *Environmental Planning and Assessment Regulation 2000*); and
- determine the number of copies (hard-copy and CD/DVD) of the DA and EIS that will be required for reviewing purposes.

If your development is likely to have a significant impact on matters of National Environmental Significance, it will require an approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This approval would be in addition to any approvals required under NSW legislation and it is your responsibility to contact the Commonwealth Department of the Environment to determine if an approval under the EPBC Act is required (<http://www.environment.gov.au> or 6274 1111).

If you have any questions, please contact Mr Andy Nixey, who can be contacted on (02) 9274 6379 or via email at andy.nixey@planning.nsw.gov.au

Yours sincerely



Ben Lusher
Director
Key Sites Assessments
as delegate of the Secretary

Secretary's Environmental Assessment Requirements

Schedule 2 of the Environmental Planning and Assessment Regulation 2000

Section 78A(8A) of the *Environmental Planning and Assessment Act 1979*

Application Number	SSD 7944
Proposal Name	Stage 1B Public Domain, Barangaroo
Location	Public Domain Area, Barangaroo South & Barangaroo Central, Sydney
Applicant	Lend Lease (Millers Point) Pty Ltd
Date of Issue	5 October 2016
General Requirements	<p>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 of the Environmental Planning and Assessment Regulation 2000.</p> <p>Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development.</p> <p>Where relevant, the assessment of the key issues below, and any other significant issues identified in the assessment, must include:</p> <ul style="list-style-type: none"> • Adequate baseline data; • Justification of impacts; • Measures to avoid, minimise, and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment; and • The EIS must also be accompanied by a report from a qualified quantity surveyor providing: <ul style="list-style-type: none"> ▪ a detailed calculation of the capital investment value (CIV) of the development (as defined in clause 3 of the Environmental Planning and assessment Regulation 2000), including details of all assumptions and components from which the CIV calculation is derived; and ▪ verification that the CIV was accurate on the date that it was prepared.
Key Issues	<p>The EIS must address the following specific matters:</p> <p>1. Environmental Planning Instruments, Policies and Guidelines</p> <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"> ▪ <i>State Environmental Planning Policy (State Significant Precincts) 2005</i>; ▪ <i>State Environmental Planning Policy (State & Regional Development) 2011</i>; ▪ <i>State Environmental Planning Policy (Infrastructure) 2007</i>; ▪ <i>State Environmental Planning Policy No.55 – Remediation of Land</i>; ▪ <i>Sydney Local Environmental Plan 2012</i>; and ▪ <i>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 and Foreshores and Waterways DCP</i>. • Address the relevant provisions, goals and objectives in the following: <ul style="list-style-type: none"> ▪ <i>Plan for Growing Sydney</i>; ▪ <i>NSW State Priorities</i>; ▪ <i>Draft Sydney City Sub-Regional Strategy</i>; ▪ <i>Sydney City Centre Access Strategy</i>; ▪ <i>Sydney's Walking Future</i>; and ▪ <i>Sydney's Cycling Future</i>. • Demonstrate consistency with the terms of approval of the Barangaroo Concept Plan MP06_0162 (as modified), including the Statement of

Commitments (Schedule 3).

2. Public Domain and Access

- Identify proposed open space, public domain and linkages with and between other public domain spaces including: the Wulugul Walk (south), surrounding buildings, Hickson Road, Barangaroo Avenue (south), Scotch Row, Waterman's Quay and Waterman's Cove.
- Details of the interface between the proposed uses, public domain, and the relationship to, and the impact upon, the existing public domain, including demonstration of means of activating the public domain.
- Detailed plans, elevations and sections of all landscape works.
- Event management and recreational capacity, including passive and active recreational opportunities.
- Outline specific design features, including but not limited to:
 - footpaths and pavements, parking areas (including bicycle), roads and/or rights of carriageways;
 - materials and finishes;
 - public art;
 - furniture and fixtures, including all temporary and permanent wind mitigation measures;
 - street lighting, pedestrian lighting and feature lighting;
 - edges, screens and fences;
 - walls, embankments and mounds;
 - steps, ramps, vehicle crossings, decks and pathways;
 - services where affected, utility poles, and service pits;
 - civil and stormwater infrastructure;
 - wayfinding signage;
 - tree planting;
 - wind impact management measures; and
 - mass planting beds, planter boxes and individual plantings.
- Detail compliance with access requirements under the Building Code of Australia and the *Disability Discrimination Act 1992*.

3. Built Form and Urban Design – Community Building

- Demonstrate how the proposed community building on the public pier will achieve design excellence by setting out the design excellence process leading to the proposal and justification of the suitability of the location of the proposed buildings. The design excellence process shall also include consideration of:
 - layout, setbacks, form, articulation, minimising impacts on solar access, improving the quality and amenity of the public domain, integration with the surrounding built form, connectivity and best practice ecologically sustainable development.

4. Visual Impact and Views

- A visual impact assessment is to be provided of the proposed final design of the public domain works, including the proposed community building and other proposed buildings and structures, when viewed from key vantage points (including, but not limited to, from McMahons Point (Blues Point), Pyrmont, Balmain East, Walsh Bay, Darling Harbour and Millers Point). Photomontage images are to be prepared to demonstrate the impact of the proposed works.

5. Land Contamination

- The EIS must provide details of the nature and location of all activities that may involve excavation of, or interaction with, potentially contaminated soil, sediment or groundwater.
- The EIS must clearly explain and provide detailed justification for the preferred treatment methodology (on-site or off-site) of any contaminated material encountered during the works.

- If remediation works are required, the EIS must include a Remedial Action Plan (RAP). The RAP must be accompanied by a Section B audit statement prepared by an EPA accredited site auditor and the RAP must be prepared in accordance with the contaminated land planning guidelines under section 145C of the *Environmental Planning and Assessment Act 1979* and relevant guidelines produced or approved under section 105 of the *Contaminated Land Management Act 1997*.

6. Water Quality and Contamination

- Undertake an assessment of the potential impacts on water quality of Darling Harbour.
- Assess the impacts of the proposal on surface and groundwater quality and hydrology, for construction and operation.
- Assessment of any volumetric water licensing requirements (including those for ongoing water take following completion of the project).
- A detailed and consolidated site water balance and identification of an adequate and secure water supply for the life of the development.
- The assessment must include details of proposed erosion and sediment controls (during construction), the proposed stormwater management system (during operations) and management and mitigation measures for the containment of pollutants (e.g. fuel and sewage) and prevention of potential water quality impacts during construction and operation.
- Assess the potential for the development to intercept groundwater, including annual water volumes of groundwater proposed to be taken by the activity (including through inflow and seepage) from each groundwater source as defined by the relevant water sharing plan.
- Identification of any water licensing requirements or other approvals required under the *Water Act 1912* or *Water Management Act 2000*.
- Assess the geotechnical and contamination issues (including Acid Sulphate Soils) associated with the construction of the development including the contamination status of the sediments to be disturbed, the impacts associated with disturbance of sediment, and the management and mitigation measures to be employed during marine works.
- Include a suitable water quality monitoring program including full technical details and data of any surface and groundwater modelling.
- An assessment of potential cumulative impacts on water sources and mitigation measures to manage the cumulative impacts.

7. Heritage

- The EIS is to include a Heritage Impact Statement which must assess the likely impacts of the proposal on the significance of heritage items in the vicinity of the site.
- The EIS should include an assessment of any potential maritime heritage including shipwrecks, previous maritime infrastructure, archaeological items and/or relics (both above and below water and under historical reclamation areas) that may be impacted by the proposal, including strategies and procedures to be followed in the case of an unexpected discovery of heritage items and/or relics. The maritime heritage component of the EIS should be undertaken by a suitably qualified maritime archaeologist.

8. Marine Ecology

- Prepare a Marine Ecology Report to assess the ecological impact of the proposed construction of Waterman's Cove, expanded foreshore promenade and the public pier on any flora and fauna, including threatened species, populations or communities (e.g. *Psodonia seagrass*) or their habitats.
- Recommendation of appropriate mitigation measures during construction and operation, including potential impacts of shading from fixed structures.

9. Seawalls/ Over-Water Structures

- The EIS should address whether modifications to the estuarine foreshore comply with the recommendations of *Environmentally Friendly Seawalls - A Guide to Improving the Environmental Value of Seawalls and Seawall-lined Foreshores in Estuaries* (DECC, 2009).
- The EIS should detail plans for any proposed environmentally friendly seawall works or aquatic eco-engineering works to improve bio-diversity.
- Where structures are proposed to be built over water they should have regard to the *Policy & Guidelines for fish habitat conservation and management* (2013), and identify construction methods and techniques that minimise the impact on aquatic biodiversity.

10. Maritime Navigation

- Provide a Navigation Impact Assessment (NIA). The NIA shall include consideration of impacts and a formal risk assessment on the navigation of cruise ships, bulk carriers and other commercial vessels.
- The NIA shall also demonstrate that adequate clearance is maintained at all times during construction of Waterman's Cove, the public pier and community building and also during operation of the proposed boat set down/pick up locations (including water taxi drop-off) and that the proposal will not adversely impact on ferry navigation, safety and service operation.

11. Transport and Accessibility (Construction and Operation)

- The EIS must include a Traffic Impact Assessment (TIA) that provides, but is not limited to, the following:
 - Accurate details of the current and proposed daily and peak hour vehicle, public transport, pedestrian and bicycle movements and existing traffic and transport facilities provided on the road network located adjacent to the proposed development;
 - Details of on-street parking, loading zones, bicycle and pedestrian facilities including pedestrian crossings, bicycle parking, taxi facilities including taxi ranks proposed in the public domain and compliance with relevant Standards;
 - Details of pedestrian and cycling connections/circulation and required upgrades to meet the likely future demand within Barangaroo and connect to the external network.
- In relation to construction traffic :
 - details of anticipated peak hour and daily truck movements to and from the site;
 - assessment of cumulative traffic impacts associated with all other construction activities within the vicinity of the site including construction of all other developments at the Barangaroo site and the Sydney Light Rail project;
 - assessment of road safety at key intersections and locations subject to heavy vehicle movements and high pedestrian activity;
 - details of anticipated construction barge/maritime movements to and from the site;
 - details of access arrangements for workers to/from the site, emergency vehicles and service vehicle movements;
 - details of temporary pedestrian and cyclist access during construction;
 - details of proposed construction vehicle access arrangements at all stages of construction; and
 - preparation of a Construction Pedestrian and Traffic Management Plan which includes vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures for all demolition/construction activities.

12. Infrastructure Provision

- Detail the existing infrastructure on-site and identify possible impacts on any such infrastructure from the proposal.

	<ul style="list-style-type: none"> • Detail the proposed infrastructure that will service the development and demonstrate that the site can be suitably serviced. This is to include lighting details and measure to mitigate light spill and potential impacts to the amenity of sensitive receivers surrounding the site, including residential and commercial premises. • Detail measures to mitigate the impacts of the proposal on any infrastructure items, including proposed relocation. <p>13. Ecologically Sustainable Development (ESD)</p> <ul style="list-style-type: none"> • Identify how the development will incorporate ESD principles in the design, construction and operation phases of the development. <p>14. Crime Prevention through Environmental Design (CPTD)</p> <ul style="list-style-type: none"> • Demonstrate how the proposal will satisfy CPTD requirements. <p>15. Environmental, Construction and Site Management Plan</p> <ul style="list-style-type: none"> • The EIS shall provide an Environmental and Construction Management Plan for the proposed works, and is to address: <ul style="list-style-type: none"> ▪ community consultation, notification and complaints handling; ▪ impacts of construction on adjoining development and proposed measures to mitigate construction impacts; ▪ construction traffic and pedestrian and management; ▪ noise and vibration impact assessment on nearby sensitive receivers and proposed management, mitigation and monitoring measures; ▪ air quality impact assessment (e.g. odour and dust) on nearby sensitive receivers and proposed management, mitigation and monitoring measures; ▪ water quality management for the site; and ▪ waste quantity, classification and management. <p>16. Staging</p> <ul style="list-style-type: none"> • Details regarding the staging of the proposed development.
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"> • Roads & Maritime Services. • Port Authority of NSW and Harbour Master. • CBD Coordination Office within Transport for NSW. • Environment Protection Authority. • Department of Primary Industries • Office of Environment and Heritage. • City of Sydney Council. • Local Aboriginal Land Council and stakeholders. • Local Heritage Group/s, if relevant. <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>
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>

Plans & Documents

<p>Plans and Documents</p>	<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Environmental Planning and Assessment Regulation 2000. Provide these as part of the EIS rather than as separate documents.</p> <p>In addition, the EIS must include the following:</p> <ol style="list-style-type: none"> 1. An existing site survey plan drawn at an appropriate scale illustrating: <ul style="list-style-type: none"> • The location of the land, boundary measurements, area (sq.m) 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). 2. A locality/context plan drawn at an appropriate scale should be submitted indicating: <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. 3. Drawings at an appropriate scale illustrating: <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. • Detailed plans, sections and elevations of the development, including all temporary structures and site features. • The height (AHD) of the proposed development in relation to the land. • Any changes that will be made to the level of the land by excavation, filling or otherwise.
<p>Documents to be submitted</p>	<ul style="list-style-type: none"> • 1 hard copy and 1 electronic copy of all the documents and plans for review prior to exhibition. • 5 hard copies and 5 electronic copies of the documents and plans (once the application is considered acceptable). • 1 copy of all the documentation and plans on CD-ROM (PDF format), not exceeding 5Mb in size.
<p>Relevant Policies</p>	<ul style="list-style-type: none"> ▪ <i>NSW Industrial Noise Policy 2000 (EPA);</i> ▪ <i>NSW Industrial Noise Policy – application notes 2013 (EPA);</i> ▪ <i>Interim Construction Noise Guideline 2009 (DEC);</i> ▪ <i>Assessing Vibration: A Technical Guideline 2006 (DEC);</i> ▪ <i>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA);</i> ▪ <i>Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (EPA);</i> ▪ <i>Assessment and Management of Odour from Stationary Sources in NSW: Technical Framework 2006 (EPA);</i> ▪ <i>Waste Classification Guidelines 2014 (EPA);</i> ▪ <i>Guide to Traffic Generating Developments (Roads and Maritime Services);</i> ▪ <i>Sydney City Centre Access Strategy;</i> ▪ <i>EIS Guidelines – Road and Related Facilities (DoPI);</i> ▪ <i>NSW Planning Guidelines for Walking and Cycling;</i> ▪ <i>Guide to Traffic Management – Part 12: Traffic Impacts of Development (AUSTROADS);</i> ▪ <i>Standards Australia AS2890.3 (Bicycle Parking Facilities);</i> and ▪ <i>National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ANZECC/ARMCANZ), the ANZECC Guideline and Water Quality Objectives in NSW (OEH) and Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (OEH).</i>

ATTACHMENT 1 – AGENCY INPUT

