



Mr Cameron Sargent
Acting Director
Key Sites Assessments
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Attention: Andy Nixey

Dear Mr Sargent

Request for SEARs for Barangaroo Stage 1B Public Domain Works (SSD 7944)

Thank you for your letter dated 9 September 2016 requesting Transport for NSW (TfNSW) provide its input into the draft Secretary's Environmental Assessment Requirements (SEARs) for the above.

The suggested additions and changes to the SEARs are provided in track changes in the attached draft SEARs for the above development application.

If you require further clarification regarding this matter, please don't hesitate to contact Para Sangar, Senior Transport Planner on 8202 2672.

Yours sincerely

26 / 9 / 16

Mark Ozinga
**Principal Manager, Land Use Planning and Development
Freight, Strategy and Planning**

CD16/13478

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	TBC
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; ▪ a close estimate of the jobs that will be created by the development during construction and operation; 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>; and • <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).
- **Public Domain and Public 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, Watermans 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.
- A Public Domain Plan is to be prepared, which addresses:
 - The requirements of the public domain plans and guidelines approved under the Barangaroo Concept Plan;
 - All planning, accessibility and design issues related to the connectivity of the site to its surrounding environment, including identified strategic pedestrian and bicycle connections in the Sydney City Centre Access Strategy to the north, east and south of the site;
 - Event management and recreational capacity, including passive and active recreational opportunities; and
 - Outline specific design features, including but not limited to:
 - Footpaths and pavements, parking areas, 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;
 - Tree planting;
 - Wind impact management measures;
 - Mass planting beds, planter boxes and individual plantings; and
 - The extent of temporary and permanent features to be clearly shown, including bicycle parking, furnishing or footings, finished surfaces, services and planting.
 - A materials/finishes sample board confirming the application of materials and finishes for the development.
- **Built Form and Urban Design**
- Demonstrate how the proposed community building on the public pier will achieve design excellence including:
 - the design process leading to the proposal;
 - a high standard of architectural design, materials and detailing appropriate to the building and its location and context, including consideration of the design excellence provisions;
 - the form and external appearance of the proposed building and how it will improve the quality and amenity of the public domain and integrate with the surrounding built form;
 - the sustainable design principles incorporated into the building in terms of sunlight, natural ventilation, wind, reflectivity, visual and acoustic privacy, safety and security, resources, and water and energy efficiency;

- detailed plans, elevations and sections;
- a materials/finishes sample board and detailed elevations confirming the application of materials and finishes for the development;
- shadow diagrams; and
- wind effects report.

- **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.

- **Access**

- Outline the pedestrian and cyclist access and circulation impacts of the proposal.
- Detail compliance with access requirements under the Building Code of Australia and the *Disability Discrimination Act 1992*.

- **Land Contamination**

- Demonstrate compliance with the requirements of SEPP 55.
- 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*.

Note: The current guidelines under section 145C of the *Environmental Planning and Assessment Act 1979* are the Department's *Managing Land Contamination, Planning Guidelines, SEPP 55 – Remediation of Land 1998*.

- **Water Quality and Contamination**

- Undertake an assessment of the potential impacts on water quality of Darling Harbour. Relevant consideration should be given to the *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).
- Assess the impacts of the proposal on surface and groundwater quality and hydrology.
- 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 predicted groundwater dewatering volumes and disposal methods.
- 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.

- An assessment of potential cumulative impacts on water sources and mitigation measures to manage the cumulative impacts.
- **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.
- **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.
- **Seawall Construction/Modification (if proposed)**
 - 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).
- **Maritime Navigation**
 - Provide a Navigation Impact Assessment to 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, **and safety and service operation.**
- **Air, Noise and Odour**
 - Address potential air quality, noise and odour impacts, in particular during the construction and operation of the development and appropriate mitigation measures.
- **Traffic Transport and Accessibility (Construction and Operation)**

The EIS must include a Traffic Impact Assessment (TIA) that **evaluates** provides, but is not limited to, the following:

 - Accurate details of the current 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 ~~daily and peak traffic demand movements~~ (vehicle and pedestrian) ~~likely to be generated by~~ for the public domain ~~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 bicycle parking facilities in secure, convenient, accessible areas incorporating lighting and passive surveillance;
 - Details of wayfinding signage strategy for Barangaroo and alignment with TfNSW's Wayfinding Program; and

- Details of pedestrian and cycling connections/circulation and required upgrades to meet the likely future demand within Barangaroo and connections to the external network.
- In relation to construction traffic:
 - Assessment of cumulative traffic impacts (~~vehicle and pedestrian~~) associated with all other construction activities within the vicinity of the site including ~~on~~ 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 peak hour and daily truck 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
 - Assessment of traffic and transport impacts during construction and how these impacts will be mitigated for any associated traffic, pedestrians, cyclists and public transport operations, including the preparation of a draft Construction Pedestrian and Traffic Management Plan to demonstrate the proposed management of impact. This Plan needs to include vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures for all demolition/construction activities.

~~In addition, the TIA must include appropriate measures to manage and/or mitigate the impacts of the proposed construction works on the local road network and pedestrian and cycle connections to the site.~~

Relevant Policies and Guidelines:

- *Guide to Traffic Generating Developments (Roads and Maritime Services)*
- *Sydney City Centre Access Strategy*
- *EIS Guidelines – Road and Related Facilities (DoPI)*
- *NSW Planning Guidelines for Walking and Cycling*
- *Guide to Traffic Management – Part 12: Traffic Impacts of Development (AUSTROADS)*
- *Standards Australia AS2890.3 (Bicycle Parking Facilities)*

- **Infrastructure Provision**

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

- **Ecologically Sustainable Development (ESD)**

- Identify how the development will incorporate ESD principles in the design, construction and operation phases of the development.

- **Crime Prevention through Environmental Design (CPTD)**

- Demonstrate how the proposal will satisfy CPTD requirements.

- **Environmental, Construction and Site Management Plan**

The EIS shall provide an Environmental and Construction Management Plan for

the proposed works, and is to include:

- 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 impacts on and off-site.
- Air quality impacts on the neighbourhood.
- Odour impacts.
- Water quality management for the site.
- Waste management.

- **Waste Management**
- Outline how the development addresses the relevant provisions of the *City of Sydney Code for Waste Minimisation in New Developments 2005*.
- Include a Waste Management Plan.
- Include a Hazardous Materials Survey prepared in accordance with the relevant Australian Standards.

- **Staging**
- Details regarding the staging of the proposed development.

- **Consultation**
- Undertake an appropriate and justified level of consultation in accordance with the Department's Major Project Community Consultation Guidelines October 2007.
- Undertake an appropriate level of consultation with council and state government agencies regarding the recommendations of the Barangaroo Review.
- Provide details on the Community Engagement Framework to guide the public consultation process.

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> <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 (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). <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. • 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>Consultation</p>	<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. • 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>
<p>Further consultation after 2 years</p>	<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>

ATTACHMENT 1 – AGENCY INPUT