

Part 3A

Preliminary Assessment

City Walk Pedestrian Bridge

Barangaroo South

Submitted to
Department of Planning
On Behalf of Lend Lease (Millers Point) Pty Limited

March 2011 ■ 11042

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4 March 2011

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Rogers Stirk Harbour + Partners

1.0 Introduction

This preliminary assessment is submitted on behalf of Lend Lease (Millers Point) Pty Limited (Lend Lease) to the Department of Planning (hereafter referred to as the Department) to assist the Director General in determining the level and scope of the environmental assessment required to accompany a Project Application for the City Walk Pedestrian Bridge and associated public domain works at Hickson Road and Napoleon Street, Barangaroo South.

This preliminary assessment includes the following information relevant to the proposal:

- a background to the proposal;
- a description of the project; and
- identification of the key issues associated with the project.

The proposed City Walk Pedestrian Bridge is located partly within Block 2 of the approved Concept Plan (as modified by Modification Application MPO6_0162 MOD 4) and extends across Hickson Road to the east to Napoleon Street. The proposed bridge forms a fundamental component of City Walk, which is to be the primary pedestrian connection between Barangaroo South and the city and Wynyard transport nodes. Public domain works will be undertaken in the road reservation of Napoleon Street to integrate the proposed pedestrian bridge with adjacent land.

Notwithstanding that this Preliminary Assessment relates only to the City Walk Pedestrian Bridge, it is noted that once the Director General has separately determined the level and scope of the environmental assessment required to accompany Project Applications for other buildings in proximity to the City Walk Pedestrian Bridge, Lend Lease may elect to prepare a single Environmental Assessment Report to accompany more than one Project Application.

1.1 Background

1.1.1 Approved Concept Plan

The Barangaroo Concept Plan was approved in February 2007. The Concept Plan covers urban design and policy initiatives and is the statutory planning approval to guide the urban renewal of Barangaroo.

The approved Concept Plan has been modified four times since originally being approved and the Statements of Commitments have been revised accordingly. MP 06-0162 MOD 4 was most recently approved in December 2010.

The Concept Plan approval (as modified) provides for:

- a 563,965m² mixed use development across the entire Barangaroo site, comprising:
 - a maximum of 514,465m² mixed uses GFA, including residential, commercial and retail uses which includes;
 - a maximum of 128,763m² of residential uses (a minimum of 99,763m² of which will be in Barangaroo South);
 - a maximum of 50,000m² of tourist uses GFA;
 - a maximum of 39,000m² of retail uses;
 - a maximum of 4,500m² of active uses GFA (3,000m² of which will be in Barangaroo South); and

- a maximum of 12,000m² of community uses GFA (10,000m² of which will be in Barangaroo South);
- approximately 11 hectares of new public open space/public domain, with a range of formal and informal open spaces serving separate recreational function and including a 2.2km public foreshore promenade;
- built form principles, maximum building heights and GFA for each development block within the mixed use zone;
- public domain landscape concept, including parks, streets and pedestrian connections; and
- alteration of the existing seawalls and creation of a portion of the new shoreline to the Harbour.

The approved public domain strategy for Barangaroo South includes City Walk, an east west pedestrianised street that runs through Block 2 and connects the waterfront to Hickson Road. The City Walk Pedestrian Bridge will bring people from the city and Wynyard transport nodes over Hickson Road and down to the ground level within Barangaroo South.

Condition C3(2) of the approved Concept Plan requires details of the proposed improved pedestrian linkages between the Barangaroo site and Wynyard train station to be provided with the relevant project applications for built form above ground level, and for works to commence prior to any occupation of development within Blocks 2, 3, 4, 5 or X. The proposed City Walk Bridge is one of the options to improve pedestrian links to Wynyard.

In addition to the terms of approval, the Statements of Commitment approved under the existing Concept Plan (as modified) require a series of Implementation Plans and Strategies to be prepared prior to the lodgement of relevant future project applications to address:

- Design Excellence;
- Public Domain;
- Transport Management and Access;
- Community and Social Impacts;
- Utility Services and Infrastructure;
- Housing;
- Marketing and Promotion;
- Retail Management; and
- Geotechnical and Environmental Site Remediation.

The Statements of Commitment require the establishment of Technical Working Groups to prepare each Implementation Plan and Strategy. The Technical Working Groups have been convened and meet regularly to consider relevant documentation (refer to Section 4 for further details).

1.1.2 Stage 1 Tender and Bid Process

The 22 hectare Barangaroo site has been divided into three distinct redevelopment areas (from north to south) – the Headland Park, Barangaroo Stage 2 (referred to herein as Barangaroo Central) and Barangaroo Stage 1 (herein referred to as Barangaroo South).

Lend Lease was successfully appointed as the preferred proponent to develop Barangaroo South on 20 December 2009. Lend Lease's appointment follows approximately 18 months of open and subsequently selective tendering by multiple consortia. At each stage of the process, the consortia were required to develop and submit increasingly detailed designs for Barangaroo South, which were evaluated by the Barangaroo Delivery Authority and its evaluation panel.

The Stage 1 bid chronology can be broadly summarised as follows:

- April 2008 – Stage 1 Expression of Interest released;
- June 2008 – Stage 1 Expression of Interest closes;
- September 2008 – Shortlist of 3 proponents (including Lend Lease) announced and invited to participate in the Stage 1 Request for Detailed Proposals (RFDP);
- August 2009 – Lend Lease and Brookfield Multiplex chosen as final 2 proponents to participate in the Final Phase RFDP process;
- November 2009 – Final Phase bids close; and
- December 2009 – Lend Lease announced as winning preferred proponent.

The scheme submitted by Lend Lease and selected by the State Government was chosen as the winning bid on the basis that it exhibits the urban structure, place making, sustainability, and financial drivers required to ensure the viability of Barangaroo's Southern Precinct.

1.2 Project Applications

The following Project Applications have been approved/submitted for approval under the approved Concept Plan:

- Barangaroo Demolition Works (MP 07_0077);
- Bulk Excavation and Basement Car Parking (MP10_0023);
- Commercial Building C4 (MP10_0025);
- Headland Park and Northern Cove Early Works (MP10_0047);
- Headland Park and Northern Cove Main Works (MP10_0048); and
- Block 5 and Hickson Road Pilot Trial Remediation (MP10_0087).

Of particular relevance to the Project Application for the proposed City Walk Pedestrian Bridge are the Bulk Excavation and Basement Car Parking Project Application and the Building C4 Project Application. Further detail on each of these applications is provided below.

1.2.1 Bulk Excavation and Basement Car Parking

A Project Application for Bulk Excavation and Basement Car Parking within Blocks 1-3 was publicly exhibited in July and August 2010 and was approved by the Minister for Planning on 2 November 2010.

The Project Application works include:

- demolition of existing structures and footings and vegetation removal;
- site establishment works;
- bulk earthworks for the purposes of excavating for the basement within Blocks 1,2 and 3 and the adjacent public domain area;
- on-site treatment and remediation of contaminated soils;
- structural works, including the construction of foundations, basement levels and basement walls;
- up to 880 car parking spaces;
- road works, including the extension of Margaret Street (known as Margaret Street West in the approved Concept Plan) and Lime Street;
- construction of temporary vehicular access from Hickson Road and permanent vehicular access from Margaret Street West;
- associated utilities and infrastructure works including decommissioning and/or relocation of services; and
- temporary use of the basement for construction related storage and activity.

Lend Lease has submitted a Section 75W Modification Application seeking to modify MP 10_0023 to extend the area of the approved basement to the south within Blocks 1 and 2. The proposed modified works will include additional excavation and bulk earthworks and on-site treatment and remediation of additional contaminated soils and an extension to the basement structure to support future development within Block 1 of Barangaroo South as well as expanding the plant provision that is required to support future development within Blocks 1 - 4. The Section 75W modification application is currently being assessed by the Department of Planning.

That part of the proposed City Walk Pedestrian Bridge that is located within Block 2 of Barangaroo South is located above the area of the approved basement.

1.2.2 Building C4

A Project Application for the construction of the first building on Barangaroo South has been lodged with the Department of Planning and has been publicly exhibited.

The Building C4 Project Application seeks approval for:

- construction of a new office Building C4 that includes retail uses and a child care centre;
- 188 car parking space in the basement car park;
- location and dimensions of streets and laneways including temporary works to surrounding streets and laneways including Globe Street, the future City Walk, Shelley Lane and the southern laneway;
- pedestrian and cycle access and circulation arrangements;
- 708 bicycle spaces; and
- services and utilities provision required to service the building.

The proposed City Walk Pedestrian Bridge will connect to and integrate with the future City Walk that is proposed to be established and constructed (to temporary finish) as part of the Building C4 Project Application.

1.3 Roads Amendment (Barangaroo) Regulation 2010

The Project Application Site includes parts of the Hickson Road reservation and Napoleon Street road reservation.

On 14 January 2011, the Roads Amendment (Barangaroo) Regulation 2010 was made. The Amendment declares the Barangaroo Delivery Authority to be the roads authority for the public roads shaded red on the plan marked "Roads Authority Plan – Barangaroo" and dated 6 December 2010, including that part of Hickson Road and Napoleon Street included within the Project Application site. The declaration was made to allow remediation works and construction of pedestrian bridges that integrate Barangaroo with the city, including the City Walk pedestrian bridge.

The Roads Amendment (Barangaroo) Regulation 2010 commenced on 31 January 2011.

In accordance with Section 145 of the Roads Act 1993, that part of the Hickson Road and Napoleon Street reservations included within the Project Application site are in the ownership of the Barangaroo Delivery Authority, as the relevant roads authority.

The consent of the Barangaroo Delivery Authority will be submitted to the Department of Planning prior to determination of the Project Application.

1.4 CBD Metro and Barangaroo Pedestrian Link

Project Approval for the CBD Metro, which includes a new station at Barangaroo-Wynyard, was granted by the Minister on 1 January 2010 (MP09_0036). The approved Project was modified on 5 August 2010 to allow for the staged construction and operation of the project, including the Barangaroo Pedestrian Link.

The construction of the Barangaroo Pedestrian Link is a condition of consent of MP09_0036) and its delivery has been timed to support occupancy of the first buildings in Barangaroo in 2014. It is one of the two first capacity building projects that directly support public transport in the Barangaroo – Wynyard precinct and is to be funded in the Metropolitan Transport Plan which is a fully funded package of works to improve public transport services and capacity both for Central Sydney and more broadly across the metropolitan network. The construction of the Barangaroo Pedestrian Link will open up increased pedestrian access space on the western side of the existing Wynyard Station concourse.

2.0 The Project

The Project Application for the proposed City Walk Pedestrian Bridge will seek approval for the construction of the bridge and associated public domain works within the Project Application site. The proposed location of the City Walk Pedestrian Bridge is illustrated indicatively at **Appendix A**.

The proposed City Walk Pedestrian Bridge and associated public domain works sit within part of Lot 5 in DP 876514, which is owned by the Barangaroo Delivery Authority and partly within the road reservations of Hickson Road and Napoleon Street. Both the areas of Hickson Road and Napoleon Street are also owned by the Barangaroo Delivery Authority.

The Project Application may include permanent landscaping and public domain works around the bridge landings for transition within the Project Application site boundary. Public domain works within the Napoleon Street road reserve will integrate the bridge works with surrounding land.

Indicative drawings of the proposed built form of the City Walk Pedestrian Bridge are included at **Appendix A**.

3.0 Statutory Framework

The planning controls for the Barangaroo site are contained in Schedule 3 Part 12 of the Major Development SEPP. The planning controls establish the category of development that is subject to assessment under Part 3A of the EP&A Act and the provisions applying to development within the Barangaroo site.

The planning controls for the Barangaroo site included in the Major Development SEPP were amended on 16 December 2010 to accommodate the Concept Plan (Mod 4).

Part 12 Schedule 3 of the Major Development SEPP – “Barangaroo site”, zones the land within Barangaroo South part B4 Mixed Use and part RE1 Public Recreation. The adjoining Hickson Road reservation is also zoned B4 Mixed Use under the SEPP. Refer to **Figure 1**.

The road reservation of Napoleon Street is currently zoned City Centre under Sydney Local Environmental Plan 2005 (LEP 2005).

The road reservation of Napoleon Street is proposed to be zoned B8 Metropolitan Centre under Draft Sydney Local Environmental Plan 2011, which is currently on public exhibition.

Road infrastructure facilities, which include pedestrian bridges, are permissible with consent in the B4 Mixed Use Zone under the Major Development SEPP and also within both the existing City Centre Zone under LEP 2005 and proposed B8 Metropolitan Centre under draft LEP 2011.

Other environmental planning instruments relevant to the proposal are:

- State Environmental Planning Policy No 55 - Remediation of Land; and
- State Environmental Planning Policy (Infrastructure) 2007.

It is noted that under SEPP (Infrastructure) 2007, road infrastructure facilities may be carried out by any person by or on behalf of a public authority without consent.



Figure 1 - Existing Barangaroo Land Zoning Map

4.0 Key Issues

The proposed City Walk Pedestrian Bridge Project Application works sit partly above the basement car parking structure approved under the Bulk Excavation and Basement Car Parking Project Application. The City Walk Pedestrian Bridge project works will be fully integrated in terms of design with the approved basement car park.

The EAR accompanying the approved Bulk Excavation and Basement Car Parking Project Application and the proposed Section 75W modification application provide detailed information and an environmental assessment of a number of planning and environmental issues that are beyond the scope of works proposed for the City Walk Pedestrian Bridge Project Application. These include:

- demolition and tree removal;
- remediation of contaminated material;
- transportation, re-use and disposal of excavated material;
- non indigenous archaeology;
- indigenous archaeology;
- geotechnical impacts;
- acid sulphate soils;
- de-watering, groundwater treatment and water quality; and
- environmental protection structures.

The Project Application for the City Walk Pedestrian Bridge will be informed by the detailed assessments included in the Bulk Excavation and Basement Car Parking Project Application and in the Section 75W Modification Application relating to the Bulk Excavation and Basement Car Parking Project Application.

Additional piling and footings works that extend beyond the extent of the works approved as part of the Bulk Excavation and Basement Car Parking Project Application will be required in relation to the construction of the pedestrian bridge.

In addition, the Concept Plan Statement of Commitments requires the following Plans and Strategies to be submitted to the Planning Reference Group prior to lodgement of any relevant Projection Application (other than for demolition or early /site preparation work).

- Design Excellence Strategy;
- Public Domain Plan including Public Art Strategy;
- Transport Management and Accessibility Plan;
- Utility Services Infrastructure Plan;
- Integrated Water Management Plan and Guidelines – covered by the Stormwater Plan and the ESD Report;
- Marketing and Promotion Strategy and Retail Management Plan; and
- Community and Social Plan.

In conformance with the Statement of Commitments the above plans and strategies have been submitted to the Planning Reference Group. Where relevant these will be updated and submitted with the EAR for the proposed City Walk Pedestrian Bridge.

Therefore the key environmental considerations associated with the proposed project are identified to be as follows:

- Consistency with relevant environmental planning instruments, policies and strategies;
- Consistency with the existing Concept Plan Approval (as modified);
- Urban Design and Built Form;
- Public Domain;
- Structural Engineering; and
- Construction Management including noise and vibration, air quality impacts and waste management.

4.1.1 Consistency with relevant environmental planning instruments and policies

The EAR will include an assessment of the proposed works against the planning controls in the relevant environmental planning instruments and against the other relevant planning policies.

The following legislation, strategies and planning instruments are considered to be relevant to the application:

- State Environmental Planning Policy (Major Development) 2005;
- State Environmental Planning Policy No 55 - Remediation of Land;
- State Environmental Planning Policy (Infrastructure 2007);
- Sydney Local Environmental Plan 2005;
- NSW State Plan;
- Metropolitan Plan for Sydney 2036;
- Draft Sydney City Subregional Strategy; and
- Sustainable Sydney 2030.

The proposed project will require referral to Transport NSW (Sydney Metro) under the provisions of State Environmental Planning Policy (Infrastructure) 2007 in relation to construction works within proximity to a rail corridor and the relevant infrastructure provision including the Metro Station portal and the potential to integrate with the Barangaroo Pedestrian Link.

4.1.2 Consistency with the approved Concept Plan and Schedule 3 Listing

The EAR will include an assessment of the proposed development against the approved Concept Plan (as modified) and the planning controls listed in Schedule 3 of the Major Development SEPP (as amended on 16 December 2010).

Prior to lodgement the design of the City Walk Pedestrian Bridge will be subject review by the Barangaroo Delivery Authority, its advisors and the Design Excellence Review Panel and other key stakeholders. The EAR will detail the design rationale for the building and demonstrate the proposals' consistency with the Concept Plan (as modified) and the relevant SEPP controls.

4.1.3 Public Domain

As outlined in Section 2, Lend Lease proposes to undertake public domain works within the Project Application site area.

The Project Application will demonstrate the proposal's response(s) to:

- the relationship of the proposed buildings to urban public spaces, streets and the adjoining built form;
- the relationship between the public domain and the ground floor uses of the proposed building including any temporary public domain elements; and
- any potential links, connections and access conditions between the building and its surrounds, including the north south and east west primary and secondary pedestrian connections.

The approved Concept Plan Statements of Commitment require the preparation of a Public Domain Plan prior to lodgement of project applications for building works. A Public Domain Plan for Barangaroo South has been prepared in consultation with the Technical Working Group and submitted to the Planning Reference Group.

A landscape plan will be submitted with the application detailing consistency with the submitted Public Domain Plan.

4.1.4 Amenity

Overshadowing

The Project Application will be accompanied by shadow diagrams and analysis which will demonstrate the overshadowing impacts of the proposal during the winter solstice (June 21) and the equinoxes (March 21 and September 21) and summer solstice (December 21).

Visual Analysis

A visual analysis will be undertaken, including photomontages and artists impression of key elements and views of the development from key locations including from Hickson Road and Napoleon Street.

4.1.5 Construction Management

An Environmental, Construction and Site Management Plan (ECSMP) will be prepared to address environmental issues associated with the construction of the proposed City Walk Pedestrian Bridge. The ECSMP will address the following issues:

- Community consultation, notification and complaints handling;
- Impacts of construction on adjoining development and proposed measures to mitigate construction impacts;
- Noise and vibration impacts on and off site;
- Air quality and odour impacts on the surrounding neighbourhood;
- Water quality management for the site; and
- Waste management.

Construction Noise and Vibration

A construction noise and vibration assessment will be prepared which will identify potential noise and vibration generated from the building works including construction plant and activities.

The noise and vibration assessment will assess background noise levels, identify noise sensitive receivers, estimate noise levels likely to be associated with the proposed works, assess impacts, and identify mitigation measures where required.

Construction Air Quality

The construction works for the City Walk Pedestrian Bridge have the potential to affect air quality. An Air Quality Impact Assessment will be undertaken to assess the potential air and odour emissions. The following potential emissions will be addressed:

- Construction works;
- Diesel emissions from vehicles, plant and equipment used in construction activities; and
- Odour emissions associated with the operations of the building.

The air quality assessment will include mitigation measures where required.

Construction Waste Management

During construction it is anticipated that a significant volume and variety of waste will be generated. A Construction Waste Management Plan will be prepared for the Project Application and include the following waste management measures:

- Waste avoidance and reduction;
- Resource recovery;
- Waste education / training;
- Waste utilisation on alternate sites;
- Good house keeping;
- Monitoring and reporting;
- Materials and procurement; and.
- Transportation of Waste.

Lend Lease is committed to minimising waste to landfill and greenhouse gas emissions associated with waste generation and the movement of waste from the site. The project will adopt a waste management target to reduce the amount of waste to landfill and seek to achieve 80% reuse or recycling of construction materials by weight.

5.0 Conclusion

The information contained in this preliminary assessment is to assist the Director General in determining the level and scope of any requirements for environmental assessments to accompany a Project Application for the City Walk Pedestrian Bridge and adjoining public domain areas.

In accordance with provisions of Part 3A of *the Environmental Planning and Assessment Act, 1979*, it is requested that the Director General issue the requirements for the preparation of the EAR to accompany the Project Application for the City Walk Pedestrian Bridge.

As noted above, notwithstanding that this Preliminary Assessment relates only to the issue of DGRs for the City Walk Pedestrian Bridge, following the separate issue of DGRs for other buildings in proximity to the bridge, Lend Lease may elect to prepare a single Environmental Assessment Report to accompany more than one Project Application.

