



ENVIRONMENT PROTECTION AUTHORITY

Your reference: MP6_0162 MOD6
Our reference: DOC13/30231
Our contact: Bob Marr

Ms Heather Warton
Director Metropolitan & Regional Projects North
Department of Planning and Infrastructure
23-33 Bridge St
SYDNEY NSW 2001

Attn: Sara Roach

Dear Ms Warton

The Environment Protection Authority (EPA) refers to your letter dated 24 June 2013 seeking comments on an application under section 75W of the *Environmental Planning and Assessment Act 1979* to modify aspects of the Concept Plan relating to development at Barangaroo South.

The EPA refers also to the appended document prepared by JBA Urban Planning Consultants on behalf of Lend Lease (Millers Point) Pty Ltd titled: *Environmental Assessment Report Section 75W Modification Barangaroo South Concept Plan Modification 6*.

The EPA notes that the proposed modification involves:

- Realignment of the development block boundaries for Blocks 3, 4A and 4B;
- Revisions to the approved Urban Design Controls to reflect the realigned block boundaries;
- Amendment to Condition B4(2) 'Built Form' to clarify the wording of the condition relating to the distribution of community uses floorspace at Barangaroo; and
- Amendment to Condition B4 'Built Form' to allow for architectural roof elements and building management units to be excluded from the maximum height limits.

The EPA has reviewed the documentation appended to the modification request and agrees in principle that the environmental risks and impacts will not significantly be increased by the proposed modification.

You will be aware also that construction, remediation and other operational environmental matters associated with the Barangaroo development are regulated by conditions attached to an Environment Protection Licence (EPL) number 13336 issued to the Barangaroo Delivery Authority (BDA). The proponent needs to be aware that any works conducted at the site need to be done in a manner which ensures compliance with all Project Approval and EPL conditions as varied from time to time.

The EPA is satisfied that any short-term environmental or amenity impacts associated with the Barangaroo development, including those arising from this proposed consent modification can be controlled by compliance with the EPL conditions. Consequently the EPA has no objections on environmental grounds to the DoPI granting this project modification request should it decide to do so.

If you have any queries regarding these matters please contact Bob Marr on 9995 6825.

Yours sincerely

 4/7/13

GREG SHEEHY
Manager Sydney Industry
Environment Protection Authority