

APPENDIX A . DIRECTOR-GENERAL'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

Provided on disk and on the Department's website at:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=6091

APPENDIX B ENVIRONMENTAL ASSESSMENT

Provided on disk and on the Department's website at:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=6091

APPENDIX C SUBMISSIONS

Provided on disk and on the Department's website at:

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APPENDIX D PROPONENTS RESPONSE TO SUBMISSIONS

Provided on disk and on the Department's website at:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=6091

APPENDIX E

SUBMISSIONS TO RESPONSE TO SUBMISSIONS

Provided on disk and on the Department's website at:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=6091

APPENDIX F PROPOSED STATE HERITAGE REGISTER LISTING

Provided on disk and on The Department Environment and Heritage website at:

<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5062030>

APPENDIX G

APPROVAL HISTORY

MP06 0162: BARANGAROO CONCEPT PLAN

MP06 0162: The Minister for Planning approved the Barangaroo Concept Plan (MP06_0162) on 9 February 2007. The Concept approval allowed for:

- a mixed use development involving a maximum of 388,300sqm of gross floor area (GFA) contained within 8 blocks on a total site area of 22 hectares;
- approximately 11 hectares of new public open space/public domain, including a 1.4km public foreshore promenade;
- a maximum of 8,500 sqm GFA for a passenger terminal and a maximum of 3,000 sqm GFA for active uses that support the public domain within the public recreation zone;
- built form design principles, maximum building heights and maximum GFA for each development block within the mixed use zone;
- alteration of the existing seawalls and creation of a partial new shoreline to the harbour; and
- retention of the existing Sydney Ports Corporation Port Safety Operations and Harbour Tower Control Operations including employee parking.
- an underground car park beneath the northern headland, containing approximately 300 car parking spaces.

MP06 0162 MOD 1: On September 2007, the Executive Director, Strategic Sites and Urban Renewal approved a section 75W modification to correct minor typographical errors in the Concept Plan approval and reword the design excellence terms. This modification did not alter the maximum GFA or mix of uses.

MP06 0162 MOD 2: On February 2009, the Minister for Planning approved a section 75W modification increasing the GFA of commercial uses by 120,000sqm in Blocks 2, 3, 4 and 5, to a total overall GFA of 438,000sqm. The modification increased the total maximum GFA for Barangaroo to 508,300sqm (an increase of 120,000sqm or 31% over the whole site).

MP06 0162 MOD 3: On 11 November 2009, the Minister for Planning approved a section 75W modification to permit the following changes to the Barangaroo Concept Plan:

- the reinstatement of a headland at the northern end of the site with a naturalised shape and form including a build-up of height and a landscaped connection to physically link Clyne Reserve to allow direct pedestrian access from Argyle Place;
- an enlargement of the northern cove to achieve a greater naturalised shape, form and edges (note this Modification and the one above were required modifications in the terms of the original Concept Plan, contained in Modification B1 and B2, and following recommendations made in the jury report regarding the original winning competition scheme);
- the consequential re-alignment of Globe Street to turn right towards Hickson Road immediately south of the enlarged cove, rather than continuing north around the headland;
- the consequential removal of development Block 8 and part of Block 7 and redistribution of the associated land use mix;

- the demolition of three heritage items being the Sandstone Seawall; the Sydney Ports Harbour Control Tower; and the MWS & DB Sewage Pumping Station; and
- amendments to the Statement of Commitments relating to the preparation of relevant plans and strategies so that work can commence in stages.

This Modification slightly reduced the approved Gross Floor Area and mix of uses, with a resulting total GFA of 501,000sqm (comprising 489,500sqm of mixed uses and 11,500sqm for the passenger terminal and active uses in the open space zone).

MP06 0162 MOD 4: On 16 December 2010, the Minister for Planning approved a section 75W modification to allow the following changes to the Barangaroo Concept Plan:

- reconfiguration of built form blocks and establishment of two new Blocks (X & Y);
- increase of 59,965sqm gross floor area (GFA) within approved Blocks 1-4;
- removal of approved 8,500sqm of passenger terminal GFA and increase in GFA for active and community uses;
- increase in building height (RL) from 62m to 80m for Block 1;
- increase in building height (RL) from 112m to 209m for Block 3;
- maximum increase in building height (RL) from 100m to 175m for Block 4;
- establishment of a maximum building height of 41.5m for Block X and 170m for Block Y;
- enlargement of Concept Plan area into Sydney Harbour to accommodate landmark building (hotel) and pier (Block Y);
- redistribution of land use mix and reconfiguration of public promenade, resulting in a reduction in width of the promenade from a minimum of 60m to 27m;
- revisions to built form controls and urban design principles; and
- provision of a cultural centre.

MP06 0162 MOD 5: On 17 March 2011, the proponent lodged a section 75W modification seeking approval to re-word Condition B4 and correct a number of typographical errors in the Concept Plan approval. This application was withdrawn on 22 March 2011.

MP06 0162 MOD 6: On 25 March 2014, the Planning Assessment Commission approved a section 75W modification to allow the following changes to the Barangaroo Concept Plan:

- realignment of the development block boundaries for Blocks 3,4A and 4B;
- revision to the approved Urban Design Controls to reflect the realigned block boundaries;
- amendment to bicycle parking rates; and
- amendment to design excellence provisions in Condition C2(1) to align with the State Environmental Planning Policy (Major Development) 2005.

MP06 0162 MOD 7: On 11 April 2014, Executive Director, Development Assessment Systems and Approvals approved a section 75W modification to allow the construction operation and maintenance of a concrete batching plant to supply concrete for the construction of future development at Barangaroo South.

MP06 0162 MOD 8: This application is currently under assessment and seeks approval for additional heights and gross floor area, and changes to public domain areas, development blocks and site area at Barangaroo South.

MP06 0162 MOD 9: This application seeks additional gross floor area in the Headland Park and Barangaroo Central. It has not been lodged with the Department to date.

MP10 0048: HEADLAND PARK AND NORTHERN COVE-MAIN WORKS

MP10 0048: The Minister for Planning approved the Barangaroo Headland Park and Northern Cove Project (MP10_0048) on 3 March 2011. The Project approval allowed for:

- land formation;
- construction of retaining walls utilising sandstone based materials;
- creation of a naturalistic shoreline and northern cove through excavation and formation of sandstone retaining walls;
- general landscaping and planting;
- construction of a shoreline promenade;
- construction a network of pedestrian pathways connecting the foreshore;
- jetty/viewing platform and public wharf extending into the Northern Cove;
- construction of a 'shell' for future use as a cultural facility and public car park accommodating 300 parking spaces;
- relocation of sewerage pumping station SPS0014 to the area adjacent to the north-eastern boundary of the site; and
- site remediation.

MP10 0048 MOD1: On 17 March 2011, the proponent lodged a section 75W modification seeking approval to re-word conditions A3, A5, A8, B8, B17, B19 and B37 to address a number of administrative concerns raised by the BDA. This application was withdrawn on 28 February 2012.

MP10 0048 MOD2: On 17 April 2012, the Deputy Director-General, Development Assessment and Systems Performance approved a section 75W modification to permit the re-wording of conditions A3, A5, A8, B8, B17, B19 to B24 and B37 to:

- permit the use of the contours proposed in the Headland Park Main Works Environmental Assessment;
- reflect that the Human Health Risk Assessment (HHRA) and Remedial Action Plan (RAP) referred to in the approval were approved by the Office of Environment and Heritage (OEH) on 21 November 2011, and the Minister for Planning and Infrastructure on 19 January 2012;
- clarify that further planning approval is required for the use of the cultural space but not the car park;
- reference the relevant road approval authority and remove references to roads which are outside the project area;
- clarify the role of the OEH in assessing the Construction Framework Environmental Management Plan (CFEMP); and
- permit the commencement of site establishment works prior to the finalisation of the waste, noise and vibration, and water management plans.

In addition, a new condition was inserted into the Instrument of Approval (Condition A8(2)) to require the proponent to prepare a plan of management for the operation of the Headland Park and the associated car park prior to the opening of the park.

MP10 0048 MOD3: On 9 May 2013, the Executive Director, Development Assessment Systems and Approvals approved a section 75W modification to allow the following changes to the Headland Park and Northern Cove:

- insertion of sandstone steps providing water access adjacent to Moores Wharf;

- relocation of sewerage pumping station SPS0014 and inclusion of the fit-out of this item as an amenities block;
- construction of a third pedestrian bridge between Merriman Street and the Headland Park;
- minor changes to the cultural space and car park; and
- minor changes to the landscaping across the site.

MP10 0048 MOD 5: On 16 July 2014, the Director, Industry, Key Sites and Social Projects approved a section 75W modification to permit the following changes to the Headland Park and Northern Cove:

- introduction of a new plaza at the southern lift entrance to the future cultural space;
- changes to the approved paving materials for the foreshore promenade, the bushwalk path, and the main southern entrance;
- deletion of one sandstone stairway from the foreshore promenade to the water's edge;
- adjustment to the position of the central access between the Headland Park and Merriman Street;
- a minor increase to the height of the central upper section of the park from RL20.50 to RL 20.65 (150mm); and
- re-wording of Condition B37 – Paving Materials so that the AS/NZS 4586:2004 "Slip resistance classification of new pedestrian surface materials" only applies to paving materials used for the project not surfacing materials in general.

MP10 0048 MOD 6: This application has been withdrawn.