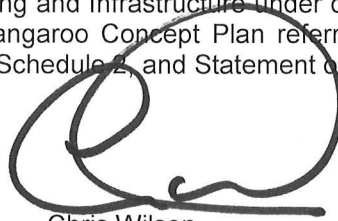


Modification of Minister's Approval

Section 75W of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning and Infrastructure under delegation dated 27 February 2013, I approve the modification of the Barangaroo Concept Plan referred to in Schedule 1, subject to the Future Assessment Requirements in Schedule 2, and Statement of Commitments in Schedule 3.



Chris Wilson
Executive Director
Development Assessment Systems and Approvals

Sydney

11 APRIL

2014

SCHEDULE 1

Major Project Number: MP06_0162

On Land Comprising: Lots 1 to 6 DP 876514; Lot 7 DP 43776; Lot 100 DP 838323; Lots 6 and 7 DP 869022; part of Lot 110 DP 1061311; part of C.T. Volume 5018 Folio 1

Concept Approval: Granted by the Minister on 9 February 2007

For the following:

- 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 8,500sqm GFA for a passenger terminal and a maximum of 3,000sqm 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;
- retention of the existing Sydney Ports Corporation Port Safety Operations and Harbour Tower Control Operations including employee parking; and
- an underground car park beneath the northern headland, containing approximately 300 car parking spaces.

Modification Number: MP06_0162 MOD 7

Modification:

- The construction, operation and maintenance of a concrete batching plant to supply concrete for the construction of future development under this Concept Plan at Barangaroo South.

SCHEDULE 2

PART A – TERMS OF APPROVAL

1. Modify A1 by inserting the following additional words (shown in bold):

A1 Development Description

Concept approval is granted only to the carrying out of the development solely within the Concept Plan area as described in the documents titled “*East Darling Harbour State Significant Site Proposal, Concept Plan & Environmental Assessment (Volume 1 & 2)*” prepared by JBA Urban Planning Consultants & SHFA (dated October 2006), amended by *Barangaroo Part 3A Modification Report (Volume 1 & 2)* prepared by MG Planning Pty Ltd & SHFA (dated June 2008), amended by *Barangaroo Part 3A Modification Report – Headland Park and Northern Cove* prepared by MG Planning Pty Ltd on behalf of Sydney Harbour Foreshore Authority and dated January 2009, and amended by *Barangaroo South Concept Plan Modification and Major Development SEPP Amendment Environmental Assessment Report* prepared by JBA Urban Planning Consultants (dated August 2010), and amended by *Barangaroo Concept Plan Section 75W Modification* prepared by JBA Urban Planning Consultants (dated May 2013), **and amended by *Barangaroo Concept Plan Section 75W Modification* prepared by JBA Urban Planning Consultants (dated October 2013)** including:

- (1) A mixed use development involving a maximum of 563,965sqm gross floor area (GFA), comprised of:
 - (a) a maximum of 128,763sqm and a minimum of 84,595sqm residential GFA;
 - (b) a maximum of 50,000sqm GFA for tourist uses;
 - (c) a maximum of 39,000sqm GFA for retail uses;
 - (d) a maximum of 4,500sqm GFA for active uses in the Public Recreation zone (3,000sqm of which will be in Barangaroo South); and
 - (d) a minimum of 12,000sqm GFA for community uses
- (2) Approximately 11 hectares of new public open space/public domain, with a range of formal and informal open spaces serving separate recreational functions and including an approximate 2.2km public foreshore promenade.
- (3) Built form design principles, maximum building heights and GFA for each development block within the mixed use zone.
- (4) Public domain landscape concept, including parks, streets and pedestrian connections.
- (5) Alteration of the existing seawalls and creation of a partial new shoreline to the harbour.
- (6) **Construction, operation and maintenance of a concrete batching plant to supply concrete for construction of future development under this Concept Plan at Barangaroo South.**

2. Modify A2 by inserting the following additional words (shown in bold):

A2 Development in Accordance with Plans and Documentation

- (1) The following plans and documentation (including any appendices therein) are approved as part of the Concept Plan:
 - (a) *East Darling Harbour State Significant Site Proposal Concept Plan and Environmental Assessment (Volume 1) and Appendices (Volume 2)* prepared by JBA Urban Planning Consultants Pty Ltd on behalf of Sydney Harbour Foreshore Authority and dated October 2006.

Except as modified by

- (b) *Barangaroo Part 3A Modification Report (Volume 1) and Appendices (Volume 2)* prepared by MG Planning Pty Ltd on behalf of Sydney Harbour Foreshore Authority and dated June 2008;
- (c) *Barangaroo Part 3A Modification Report – Headland Park and Northern Cove* prepared by MG Planning Pty Ltd on behalf of Sydney Harbour Foreshore Authority and dated January 2009; and
- (d) *Barangaroo South Concept Plan Modification and Major Development SEPP Amendment Environmental Assessment Report* prepared by JBA Urban Planning Consultants and dated August 2010.

- (e) Section 75W Modification titled 'Concept Plan Modification 6, Barangaroo South' prepared by JBA Urban Planning Consultants and dated May 2013.
- (f) Section 75W Modification titled 'Concept Plan Modification 7, Barangaroo South' prepared by JBA Urban Planning Consultants and dated October 2013.**

(2) The following Preferred Project Report including a revised Statement of Commitments are approved:

- (a) *Response to Department of Planning and Revised Statement of Commitments* prepared by JBA Urban Planning Consultants Pty Ltd on behalf of Sydney Harbour Foreshore Authority and dated January 2007.

Except as modified by

- (b) *Preferred Project Report Barangaroo Part 3A Modification – Commercial Floor Space and Revised Statement of Commitments and Preferred Project Report Addendum* prepared by MG Planning Pty Ltd on behalf of Sydney Harbour Foreshore Authority and dated October 2008;
- (c) *Preferred Project Report Barangaroo Part 3A Modification Report – Headland Park and Northern Cove* prepared by MG Planning Pty Ltd on behalf of the Barangaroo Development Authority and dated September 2009 *and Preferred Project Report Addendum Map* prepared by the Barangaroo Development Authority dated September 2009 (Revision F); and
- (d) *Preferred Project Report Concept Plan Modification 4 (MP 06_0162 MOD 4) Barangaroo Stage 1* prepared by JBA Urban Planning Consultants on behalf of Lend Lease and dated November 2010 and revised Statement of Commitments (December 2010).
- (e) *Preferred Project Report Concept Plan Modification 6 (MP06_0162), Barangaroo South* prepared by JBA Urban Planning Consultants on behalf of Lend Lease and dated 17 October 2013.

(3) In the event of any inconsistencies,

- (a) the Statement of Commitments referenced in A2(2)(d) of this approval prevails to the extent of any inconsistency in the plans and documentation identified in (1), and
- (b) the modifications of the Concept Plan approval identified in Part B & C Schedule 2 prevail over the documentation listed in (1), (2) and (3)(a) above.

-----END OF MP06_0162 MOD 7-----