

Director General's Requirements

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

Application Number	MP10_0048 MOD 4
Project	Barangaroo Headland Park & Northern Cove – Main Works
Modification	Demolition or adaptive re-use of the Harbour Control Tower
Location	Barangaroo, Sydney
Proponent	Barangaroo Delivery Authority
Date modified	9 September 2013
General requirements	<p>The modification application must include:</p> <ul style="list-style-type: none"> • An executive summary. • A description of the existing and surrounding environment. • A thorough description of the proposal, including: <ul style="list-style-type: none"> ○ the need for the demolition or adaptive re-use of the control tower; ○ alternatives considered; and ○ interaction with other activities at the Barangaroo site. • Consideration of any relevant statutory provisions (see below). • A detailed assessment of the key issues specified below, including: <ul style="list-style-type: none"> ○ a description of the existing environment; ○ an assessment of the potential impacts of the removal or adaptive re-use of the control tower, including direct, indirect and cumulative impacts must be considered, and any other existing and proposed development/activities; and ○ a description of the measures that would be implemented to avoid, minimise, mitigate, offset, manage, and/or monitor the impacts of either option. • An amendment to the approved Statement of Commitments, outlining environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts. • A conclusion justifying both options, taking into consideration environmental impacts, the suitability of the site, and whether or not the proposal is in the public interest. • A signed statement from the author of the application certifying that the information contained in the report is neither false nor misleading.
Key Issues	<p>The section 75W modification application must address the following key issues:</p> <ol style="list-style-type: none"> 1. Relevant EPIs, Policies and Guidelines <ul style="list-style-type: none"> • Address the provisions of State environmental planning policies that would apply as if those provisions applied to the carrying out of the project, including the following: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (State & Regional Development) 2011; ○ State Environmental Planning Policy (Major Development) 2005; ○ State Environmental Planning Policy No 55 – Remediation of Land; ○ Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005; ○ NSW 2021; and ○ Draft Metropolitan Plan for Sydney to 2031, Metropolitan Plan for Sydney 2036 and the draft Sydney City Subregional Strategy. 2. Barangaroo Concept Plan <ul style="list-style-type: none"> • Demonstrate consistency with the terms of approval of the Concept Plan MP06_0162 (as modified).

Demolition Works

1. Heritage

- Prepare a statement of heritage impact which identifies why the item is of heritage significance, what impact the proposed works will have on its significance, what measures are proposed to mitigate negative impacts, and why more sympathetic solutions are not viable.
- An archaeological assessment of the likely impacts of the proposal on any Aboriginal cultural heritage, European cultural heritage and other archaeological items and outline proposed mitigation and conservation measures.
- An interpretation strategy that includes the provision for interpretation of any archaeological resources uncovered during the works.

2. Landscaping

- Detail the proposed landscaping, grading and finished levels to be provided on site.

3. Visual

- Photomontage images are to be prepared to demonstrate the visual impacts/improvements before and after demolition from key vantage points including, but not limited to, McMahon's Point (Blues Point), Pyrmont, Balmain East, Darling Harbour, Walsh Bay and Millers Point).

4. Noise

- Assess the noise impacts associated with the demolition of the control tower, including cumulative noise associated with other construction related activities on site.
- The assessment needs to carefully consider noise and vibration impacts from machinery being used at elevated levels in close proximity to residences on Merriman Street.

5. Air and Odour

- Assess the potential air and odour impacts associated with the demolition of the control tower and outline measures to mitigate these impacts.
- Particular emphasis should be in relation to dust management (fine particle emissions) as works will be done at elevated positions in close proximity to residences.

6. Water Quality

- Outline the water quality management measures that focus on the potential impacts of contaminants from the works entering Sydney Harbour, including stormwater management.

7. Traffic

- Prepare a Traffic Impact Assessment that evaluates the daily and peak traffic movements likely to be generated by the demolition of the control tower and cumulative impacts associated with other construction related activities on the Barangaroo site.
- Prepare a Demolition Traffic Management Plan.

8. Waste

- Outline construction and demolition waste classification, including waste likely to be generated, its storage, treatment, and its disposal/transport or re-use. Refer to EPA brochure titled: *Know your responsibilities: managing waste from construction sites*.
- Outline how waste will be managed with particular focus on asbestos management (works at elevated positions need to be assessed and carefully conducted).

9. Contamination and Remediation

- Prepare an amended Remedial Action Plan (RAP). The amended 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*.

- If an amended RAP is not required, confirmation from an EPA accredited certifier must be provided.

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

10. Infrastructure

- Detail the existing infrastructure on site and identify any works or possible impacts on any such infrastructure.
- Detail measures to mitigate the impacts of the proposal on any infrastructure items, including proposed relocation.

Adaptive Re-Use

1. Use and Urban Design

- Outline the specific use and scope of works associated with the adaptive re-use of the control tower, including its immediate surrounds.
- Outline the design with specific consideration to the proposed uses' needs in terms of its layout, primary elements, façade, rooftop, mechanical plant, articulation, materials, colours, lighting, landscaping, safety and compatibility with the surrounding environment.
- Outline hours of operation and proposed plan of management.
- Details of publicly accessible areas associated with the use.
- Provide a Building Code of Australia Report which outlines the proposed works and which confirms that the control tower is suitable for the proposed use.

2. Heritage

- Prepare a statement of heritage impact which identifies why the item is of heritage significance, what impact the proposed works will have on its significance, what measures are proposed to mitigate negative impacts, and why more sympathetic solutions are not viable.
- An archaeological assessment of the likely impacts of the proposal on any Aboriginal cultural heritage, European cultural heritage and other archaeological items and outline proposed mitigation and conservation measures.
- An interpretation strategy that includes the provision for interpretation of any archaeological resources uncovered during the works

3. Public Domain

- Detail the proposed changes to the public domain surrounding the site, including any impacts on Clyne Reserve and Merriman Street.
- Detail the proposed/or approved linkages to the Harbour Control Tower from the Headland Park, future cultural space, and surrounding streets.
- Detail street furniture, lighting and other materials and finishes (if proposed).
- Outline any wayfinding signage or signage (if proposed).

4. Access

- Detail the upgrades required for access to the control tower and how workers and visitors will access the control tower and leave the site.

	<p>5. Visual</p> <ul style="list-style-type: none"> • A visual impact assessment is to be provided to identify the visual changes of the control tower when viewed from key vantage points (including, but not limited to, McMahon's Point (Blues Point), Pyrmont, Balmain East, Walsh Bay and Millers Point). • Photomontage images are to be prepared to demonstrate the impact of the proposed works. <p>6. Traffic and Transport</p> <ul style="list-style-type: none"> • Prepare a Traffic Impact Assessment (TIA) that: <ul style="list-style-type: none"> ◦ Evaluates daily and peak traffic movements likely to be generated by the development (construction & operation); ◦ Evaluate the cumulative impacts and potential conflict with traffic movements generated by the Barangaroo site; and ◦ Includes details on parking demand and parking provision. <p>7. Noise</p> <ul style="list-style-type: none"> • Assess the noise impacts associated with the adaptive re-use (construction & operation) of the control tower, including cumulative noise associated with other construction/operational related activities on site. <p>8. Air and Odour</p> <ul style="list-style-type: none"> • Assess the potential air and odour impacts associated with the works and use and outline measures to mitigate these impacts. <p>9. Waste</p> <ul style="list-style-type: none"> • Assess the waste impacts associated with the adaptive re-use (construction & operation) of the control tower. <p>10. Infrastructure and Utilities</p> <ul style="list-style-type: none"> • In consultation with relevant agencies, assess the existing capacity and augmentation requirements of the development for the provision of infrastructure and utilities. <p>11. ESD</p> <ul style="list-style-type: none"> • Outline the ESD measures that would be implemented on site to service the adaptive re-use of the control tower. <p>12. Consultation</p> <ul style="list-style-type: none"> • Undertake an appropriate and justified level of consultation in accordance with the department's <i>Major Project Community Consultation Guidelines October 2007</i>. In particular, you should consult with the Heritage Branch of the Office of Environment and Heritage, and City of Sydney Council.
Deemed Refusal Period	40 days

Plans and Documents to accompany the Application

Plans and Documents	<p>The following plans, architectural drawings, diagrams and relevant documentation shall be submitted (where relevant):</p> <ol style="list-style-type: none"> 1. An existing site survey plan drawn at an appropriate scale illustrating: <ul style="list-style-type: none"> • The location of the land, boundary measurements, area (sqm) 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 and private open space. • All levels to be to Australian Height Datum. 2. A Site Analysis Plan must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, utility services, boundaries, orientation, view corridors and all structures on neighbouring properties where relevant to the application (including windows, driveways, private open space etc). 3. A locality/context plan drawn at an appropriate scale should be submitted indicating: <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. 4. Architectural drawings at an appropriate scale illustrating: <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 floor plans, sections and elevations of the proposed buildings. • Elevation plans providing details of external building materials and colours proposed. • Fenestrations, balconies and other features. • Accessibility requirements of the Building Code of Australia and the Disability Discrimination Act. • The height (AHD) of the proposed development in relation to the land. • The level of the lowest floor, the level of any unbuilt area and the level of the ground. • Any changes that will be made to the level of the land by excavation, filling or otherwise. 5. Other plans (where relevant): <ul style="list-style-type: none"> • Stormwater Concept Plan - illustrating the concept for stormwater management. • Erosion and Sediment Control Plan – plan or drawing that shows the nature and location of all erosion and sedimentation control measures to be utilised on the site. • Geotechnical Report – prepared by a recognised professional that assesses the risk of Geotechnical failure on the site and identifies design solutions and works to be carried out to ensure the stability of the land and structures and safety of persons. • Landscape plan - illustrating treatment of open space areas on the site, screen planting along common boundaries and tree protection measures both on and off the site.
Documents to be submitted	<ul style="list-style-type: none"> • 1 copy of the section 75W report plans and documentation for the Test of Adequacy. • 12 hard copies of the section 75W report (once the report has been determined adequate). • 12 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale). • 1 copy of the section 75W report and plans on CD-ROM (PDF format), not exceeding 5Mb in size.

