

Modification of Minister's Approval

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

I, the Director, Key Site Assessments as delegate of the Minister for Planning under delegation dated 16 February 2015, approve the modification of the project application referred to in Schedule 1, subject to the conditions in Schedule 2.



Ben Lusher
Director
Key Sites Assessments

Sydney

6 May 2016

SCHEDULE 1

Application No.:	MP 10_0048
Proponent:	Barangaroo Delivery Authority
Approval Authority:	Minister for Planning
Land:	29-51 Hickson Road, Barangaroo (Lot 101, DP 1204946; Lots 1 and 4, DP 876514)
Project:	Barangaroo Headland Park and Northern Cove – Main Works
Modification Number:	MP 10_0048 MOD 8
Modification	<p>The modification includes</p> <ul style="list-style-type: none">• changes to the methodology for the demolition of the harbour control tower; and• amendments to relevant environmental management plans and the Statement of Commitments.

SCHEDULE 2

- 1) In Part A, Condition A2A is modified by the deletion of the **~~struck-out~~** words and the insertion of the ***bold italics*** words as follows:

A2A DEMOLITION OF HARBOUR CONTROL TOWER

Notwithstanding the plans and documents listed in Condition A2 above, approval is issued for the demolition of the Harbour Control Tower and associated works, as detailed in the following plans and documents:

The Environmental Assessment Report prepared by MG Planning Pty Ltd title "Barangaroo Headland Park and Northern Cove- Modification to Main Works Project Approval re: Harbour Control Tower Demolition" dated 9 April 2014 and appendices, as amended by the Response to Submissions prepared by Barangaroo Delivery Authority titled "Barangaroo Headland Park and Northern Cove- Modification to Main Works Project Approval Re: Harbour Control Tower Demolition (Modification 4)" dated July 2014 and appendices ***and as amended by the s.75W application (MP10_0048 MOD 8) prepared by Barangaroo Delivery Authority titled "Proposed modification to approval MP10_0048 (Modification 8)- Alternative Demolition Methodology" dated 25 February 2016, as amended by the Response to Submission prepared by Barangaroo Delivery Authority titled "Submissions from MP10_0048 MOD 8- Amend to HCT Demolition Methodology" dated 1 April 2016 and the following documents:***

1. ***Demolition Work Plan Revision 09 dated 23 March 2016 prepared by Liberty Industrial;***
2. ***The Harbour Control Tower Removal Works - Air Quality Management Plan, Rev C, 21 April 2016 (JBS&G);***
3. ***Asbestos Management Plan - Harbour Control Tower Removal Works Barangaroo Headland Park, Rev C, 22 April 2016, (JBS&G);***
4. ***Harbour Control Tower Demolition Asbestos Removal Control Plan, Rev 00, 22 March 2016 (Liberty Industrial);***
5. ***Harbour Control Tower, Barangaroo Deconstruction Works Noise and Vibration Assessment, Rev 4, 27 April 2016 (Acoustic Logic) incorporating the Harbour Control Tower, Barangaroo Deconstruction Works Noise and Vibration Management Plan, Rev 4, 27 April 2016 (Acoustic Logic);***
6. ***Harbour Control Tower Demolition Waste Management Plan, Rev 005, 27 April 2016 (Liberty Industrial); and***
7. ***Harbour Control Tower Demolition Works Stormwater Management Plan (SMP), Rev.02, 28 April 2016 (Liberty Industrial)***

The following plans prepared by WMK Architecture titled "Sydney Harbour Control Tower Demolition Works":

Drawing No.	Rev	Name of Plan	Date
A-HCT-0000	B	Cover Sheet	30.01.2014
A-HCT-0001	B	Ground Floor Plan RL 3.000 Demolition Works	30.01.2014
A-HCT-0002	B	Upper Floor Plan RL 13.000 Demolition Works	30.01.2014
A-HCT-0003	B	Main Roof Plan/Site Plan Demolition Works	30.01.2014
A-0004	B	Section B-B Demolition	30.01.2014
A-0005	B	Ground Floor Plan RL 3.000 Proposed Works	30.01.2014
A-HCT-0006	B	Main Roof Plan Proposed Works	30.01.2014
A-0007	B	Section A-A Proposed	30.01.2014
A-0008	B	Section B-B Demolition	30.01.2014
A-HCT-0009	B	Roof Level RL 20.00 Design Details Proposed Works	30.01.2014
A-HCT-0010	B	Roof Level RL 20.00 Design Details Proposed Works	30.01.2014

The following Landscape Plans prepared by PWP Landscape Architecture titled "Harbour Control Tower Existing Concept Design" (Project No. 1004):			
TE-PWP-L-S3-xxxx (hand marked 'A')	-	Blow Up Plan	27.01.2014
TE-PWP-L-S3-xxxx (hand marked 'B')	-	Blow Up Plan	27.01.2014

- 2) In Part A, Condition A11 is modified by the deletion of the ~~struck out~~ words and the insertion of the ***bold italics*** words as follows:

A11 DEMOLITION OF HARBOUR CONTROL TOWER

The methodology for the demolition of the Harbour Control Tower is to be generally in accordance with ~~the structural dismantling method detailed in the report titled "Proposed Removal of Sydney Harbour Control Tower Demolition Review" dated March 2014 and prepared by Evans & Peck that detailed in the report titled "Demolition Work Plan (Revision 09)" dated 23 March 2016 prepared by Liberty Industrial.~~

Prior to the commencement of works, a Demolition Works Methods Statement must be prepared in accordance with the requirements of Condition D6. The approved work method statement must be implemented for the full period of work.

- 3) In Part A, insert new Condition A11A as follows:

A11A XL PLATFORM DESIGN- HARBOUR CONTROL TOWER

The design of the XL platform is to ensure that it can accommodate concentrated loads and impact factors for the excavators. Any limitations on the positioning of the excavators i.e. minimum separation distances, is to be clearly communicated to workers and monitored. Specific consideration is to be given to the length of the ties for the XL platform masts to ensure that they can accommodate the difference in diameters between the top section and towers section and their functional requirements. The design is also to include appropriate lengths for the ties for the access hoist.

- 4) In Part B, Condition B7A is modified by the deletion of the ~~struck out~~ words and the insertion of the ***bold italics*** words as follows:

B7A FOOTPATH DAMAGE BANK GUARANTEE- HARBOUR CONTROL TOWER

Prior to the commencement of works, the Proponent is to comply with the following

- Consult with the City of Sydney regarding any requirements to ~~update the~~ ***provide a*** Footpath Damage Bank Guarantee.
- Ensure suitable measures are in place to protect the intact stone kerbs and gutters on the eastern side of Merriman Street. Such measures are to be maintained in a sound condition for the full term of the works.
- Obtain approval from the City of Sydney Council under section 138 of the *Roads Act 1993* to erect the required hoardings, scaffolding and/or a barricade in a public place in accordance with the requirements of Conditions B28 and B31 of this approval.

5) In Part B, delete Condition B22A in its entirety as shown in ~~struck-out~~ as follows:

~~**B22A- NOISE MONITORING- HARBOUR CONTROL TOWER**~~

~~Prior to the commencement of works relating to the demolition of the Harbour Control Tower, the proponent is to amend the Demolition Noise and Vibration Management Plan (DNVMP) prepared by Acoustic Logic dated 9/7/2014 in consultation with and to the satisfaction of the EPA to include project specific noise and vibration monitoring regime and reactive management and mitigation measures.~~

~~The amended DNVMP is to adopt the noise management levels and highly affected noise management levels for the site, as detailed in the Demolition and Noise and Vibration Assessment prepared by Acoustic Logic dated 9/7/2014. The DNVMP is to specifically address the requirements of Condition 22 (f)-(h) and (l)-(m) and must include a suitable real-time noise monitoring program (including to monitor nearest affected residential receivers), an early warning system and reactive management procedures to ensure corrective actions are implemented prior to exceedances of the relevant construction noise criteria. The DNVMP must also address the requirements for community consultation including a community liaison (e.g. early notification procedures), complaints and response mechanism for critical stages of the works.~~

~~The DNVMP must comply with Environment Protection Licence number 13336.~~

~~A copy of the endorsed DNVMP must be provided to the Secretary and the certifier prior to the commencement of works.~~

6) In Part B, delete Condition B24A in its entirety as shown in ~~struck-out~~ as follows:

~~**B24A AIR QUALITY MANAGEMENT- HARBOUR CONTROL TOWER**~~

~~Prior to the commencement of works, the Air Quality Management Plan (JBS, 3 July 2014) is to be amended in consultation with the EPA to address the following:~~

- ~~a) requirements and/or contingencies that will be implemented in the event that friable asbestos impacted material is encountered at the Harbour Control Tower;~~
- ~~b) the inclusion of an additional dust deposition monitoring location near the Harbour Control Tower for the duration of the demolition works; and~~
- ~~c) the expansion of the respirable fibre monitoring program to a location in close proximity to the Harbour Control Tower.~~

7) In Part B, delete Condition B24B in its entirety as shown in ~~struck-out~~ as follows:

~~**B24B ASBESTOS MANAGEMENT PLAN & ASBESTOS REMOVAL CONTROL PLAN- HARBOUR CONTROL TOWER**~~

~~Prior to the commencement of works, a final Asbestos Management Plan is to be prepared in consultation with the EPA. The Plan is to specifically address the following:~~

- ~~• Management and handling of known and potential asbestos in the HCT including the material identified in the Hazardous Materials Audit (Asbestos Survey) undertaken by Noel Arnold & Associates in 2009.~~
- ~~• Management and handling methodologies relevant for the approved construction methodology (i.e. structural dismantling).~~

~~In addition to the above, a site specific Asbestos Removal Control Plan is to be prepared by the licenced asbestos removal contractor. The Plan is to identify control measures to be implemented to prevent risk during asbestos removal work.~~

~~**These Plans must comply with the relevant requirements in Condition D6 and are to be approved by the Secretary prior to the commencement of works.**~~

8) In Part B, insert new Condition B24C as follows:

B24C ASBESTOS CERTIFICATION- HARBOUR CONTROL TOWER

Prior to the commencement of demolition works, site certification by a certified asbestos assessor must be provided to the EPA confirming that all asbestos, as far as practicable, has been removed from the HCT.

The asbestos site certification is to be published in the Proponent's website prior to the commencement of demolition works.

9) In Part B, insert new Condition B24D as follows:

B24D BLAST MANAGEMENT PLAN- HARBOUR CONTROL TOWER

Prior to the commencement of any works which involve the use of explosives (ie. for the core footing section of the HCT), a Blast Management Plan is to be prepared in consultation with and to the satisfaction of the Safework NSW.

10) In Part B, insert new Condition D24E as follows:

D24E CLOSURE OF CLYNE RESERVE- HARBOUR CONTROL TOWER

Prior to the commencement of works, the Proponent is to consult with SafeWork NSW to determine whether the closure of the playground in Clyne Reserve is required and when/if the Park can be re-opened at any stage during the demolition works.

11) In Part B, Condition B40 as follows is modified by the deletion of the ~~**struck out**~~ words and the insertion of the **bold italics** words as follows::

B40 CONSTRUCTION AND TRAFFIC MANAGEMENT AND APPROVALS- HARBOUR CONTROL TOWER

Prior to the commencement of works for the demolition of the Harbour Control Tower, the proponent is to comply with the following requirements:

- a) Consult with the City of Sydney Council regarding the submitted Austroads Swept Path Assessment Diagrams for 19m Articulated Vehicles/12.5m Heavy Rigid Vehicles into and out of Merriman Street.
- b) Prepare a Traffic Management Plan in consultation with the City of Sydney Council, ~~the RMS and local residents who will be affected by the road closure in Merriman Street and Bettington Street.~~ The Plan is to address traffic management and mitigation measures for the full term of the construction period, including provision of a convenient and viable solution for the loss of on-street resident parking. ***The Traffic Management Plan is also to include a requirement for RMS accredited traffic controllers to manage reversing construction vehicles in Merriman Street and the Traffic Control Plan is to be updated to include these reversing movements.***
- c) Obtain approval from the Sydney Traffic Committee for the temporary closure of Merriman Street and the partial closure of Bettington Street for the term of construction, ***as relevant.***
- d) Obtain approval from the City of Sydney for the partial closure of Clyne Reserve and its temporary use for site establishment/construction purposes, ***as relevant.***

- e) Obtain a Mobile Crane Permit from the City of Sydney, *as relevant*.
- f) ~~Update the Construction Traffic Management Plan required to be prepared in accordance with Condition D5(a) for the Headland Park construction to address the relevant construction methodology, staging and traffic management of the project. Any amendments to the Plan are to be approved by the City of Sydney.~~
- g) Consult with the RMS, TfNSW and bus operators regarding any required changes to regular bus services in the area, *as relevant*.

Any costs associated with satisfying Condition B40 shall be the responsibility of the Proponent.

12) In Part B, insert new Condition B40A as follows:

B40A ROAD OCCUPANCY LICENCE- HARBOUR CONTROL TOWER

Prior to the commencement of demolition works, the Proponent is to consult with the Transport Management Centre regarding any requirements to obtain a Road Occupancy Licence.

Note: a Road Occupancy Licence is required for any activity likely to impact on the operational efficiency of the road network. The Proponent must allow 10 working days for processing from the date of receipt of the ROL application. Traffic Control Plans are to accompany each ROL application.

13) In Part B, Condition B41 is modified by the deletion of the ~~*struck out*~~ words and the insertion of the ***bold italics*** words as follows:

B41 INTERPRETATION PLAN- HARBOUR CONTROL TOWER

Prior to the commencement of demolition works, an Interpretation Plan is to be developed for the Harbour Control Tower site in accordance with the implementation and management guidelines established in Chapter 6 of the Interpretation Strategy prepared by Rintoul Associates dated November 2013. The Interpretation Plan is to be submitted and approved by the Secretary prior to the commencement of the demolition of the HCT ***from the ground level and below works.***

The Interpretation plan is to incorporate the interpretation themes and key stories identified in Section 4.2 and 4.3 of the Interpretation Strategy including to comprehensively address:

- The Story of the Port of Sydney;
- The historic changes in the landform of Millers Point;
- The historic changes in the built form of Millers Point; and
- The associated labour, workers, housing and social movements which were integrally linked to the maritime activities at Millers Point.

The Interpretation Plan is to include the time-lapse recording of the demolition of the HCT required by Condition B34B

14) In Part D, Condition D1A is modified by the deletion of the ~~*struck out*~~ words and the insertion of the ***bold italics*** words as follows:

D1A NOISE AND VIBRATION- HARBOUR CONTROL TOWER

~~The EPA endorsed amended DNVMP, required to be prepared in accordance with Condition B22A, is to be implemented for the full term of works.~~

The Proponent is to implement the Harbour Control Tower, Barangaroo-Deconstruction Works Noise and Vibration Assessment Rev.04 dated 27/04/2016 prepared by Acoustic Logic incorporating the Deconstruction Works Noise and Vibration Management Plan Rev.04 dated 27/04/2016 prepared by Acoustic Logic for the full term of the approved works. Any amendments to the Management Plan which are required throughout the work are to be resolved in consultation with the EPA.

15) In Part D, Condition D6B is modified by the deletion of the ~~**struck out**~~ words and the insertion of the ***bold italics*** words as follows:

D6B ASBESTOS MANAGEMENT PLAN- HARBOUR CONTROL TOWER

The demolition of the Harbour Control Tower is to be undertaken in accordance ~~the final approved Asbestos Management Plan (refer Condition B24B)~~ ***Harbour Control Tower Removal Works Asbestos Management Plan (Rev C) prepared by Liberty Industrial dated 22 April 2016*** including those approved requirements in relation to:

- Health and Safety Management;
- Environmental Management;
- Monitoring Program, including daily static airborne asbestos fibre monitoring; and
- Ongoing Asbestos Management including issue of a Final Clearance Report.

Any amendments to the Management Plan which are required throughout the work are to be resolved in consultation with the EPA and SafeWork NSW.

16) In Part D, Condition D6C is modified by the deletion of the ~~**struck out**~~ words and the insertion of the ***bold italics*** words as follows:

D6C AIR QUALITY MONITORING- HARBOUR CONTROL TOWER

The ~~Final Harbour Control Tower Removal Works~~ Air Quality Management Plan (Rev. C) ~~prepared by JBS&G dated 21 April 2016 required to be prepared in consultation with the EPA (refer Condition B24A)~~ must be implement during all demolition and construction works associated with the Harbour Control Tower.

Any amendments to the Management Plan which are required throughout the work are to be resolved in consultation with the EPA.

SCHEDULE 3

In Schedule 3, the Statement of Commitments for the Harbour Control Tower is modified by the deletion of the ~~struck-out~~ words and the insertion of the ***bold italics*** words as follows:

STATEMENT OF COMMITMENTS FOR THE DEMOLITION OF THE HARBOUR CONTROL TOWER (MP10_0048 MOD 4)		
Subject	Commitment	Timing
Demolition Methodology	A detailed construction / demolition environmental management plan is to be prepared prior to the commencement of works on site generally in accordance with the Evans & Peck Demolition Review report dated March 2014 <i>the Demolition Work Plan Revision 09 dated March 2016 February 2016 and prepared by Liberty Industrial.</i>	Prior to the commencement of works on site
Air Quality	To ensure the decommissioning and demolitions works associated with the removal of the Harbour Control Tower have minimal air quality impact and risks, and where possible, enhanced environmental outcomes works are to be undertaken in accordance with the Air Quality Management Plan prepared by JBS&G dated 2 July 2014 <i>21 April 2016 (Rev C).</i>	During proposed works
Archaeology	Work shall be undertaken in accordance with the following recommendations to minimise potential archaeological impact: if there are to be below-ground impacts around the HCT entrance on the Merriman Street level, the works be subject to monitoring by a suitably qualified archaeologist; in the event that historical archaeological relics not assessed are found during the works, all works that would affect the find in the immediate vicinity are to cease immediately and a qualified archaeologist be contacted to assess the situation and possibly consult with the Department of Planning and Environment regarding the most appropriate course of action; in the event that Aboriginal archaeological material or deposits are encountered during earthworks, all works that would affect the find in the immediate vicinity must cease immediately to allow an archaeologist to make an assessment of the find. The archaeologist may need to consult with the Office of Environment and Heritage (OEH) and the relevant Aboriginal stakeholders, regarding the find. Section 89A of the NPW Act 1974 requires that the OEH must be notified of any Aboriginal objects discovered within a reasonable time; and should the proposed development be altered significantly from the proposed concept design, then a reassessment of the heritage/archaeological impact may be required.	During proposed works
Geotechnical	Prior to the mobilisation of works the following investigations are to be undertaken: <ul style="list-style-type: none"> • service investigations in the vicinity of the works for Merriman Street, Merriman Street footpath and Clyne Reserve, including Dial before you Dig, electronic services scans and possibly the use of ground penetrating radar; • investigations to satisfy the requirements for "Working Platforms for Tracked Plant", BRE (2004) for the crane and outrigger pad foundations; • Obtain advice from a geotechnical consultant as to the design bond strength for hold-down anchors (if required); and • Confirmation of foundation requirements for a tower crane, should it be required. 	Prior to mobilisation of works on site

Noise & Vibration	The proposed works are to be undertaken in accordance with the Preliminary Noise and Vibration Management Plan Deconstruction Works Noise and Vibration Assessment Report (Revision 4) prepared by Acoustic Logic dated 9 July 2014 February 2016 27 April 2016	During proposed works
Heritage & Interpretation	Development is to be undertaken in accordance the Interpretation Strategy prepared by Rintoul Associates dated November 2013.	During proposed works
Soil & Water Management	Development is to be undertaken in accordance with the Soil and Water Management Plan prepared by Boulderstone dated 26 November 2013.	During proposed works
Waste	Development is to be undertaken in accordance with the Waste Management Plan prepared by Boulderstone date 26 November 2013 Liberty Industrial Pty Ltd dated 27 April 2016 (Revision 005)	During proposed works
Construction Traffic Management	Development is to be undertaken in accordance with the Construction Traffic Management Plan prepared by GTA Consultants dated 21 March 2014 Liberty Industrial dated February 2016 31 March 2016 (Revision 02)	During proposed works
Asbestos Management	An asbestos management plan has been prepared and forms part of the revised Air Quality Management Plan JBS&G dated 21 April 2016 (Rev C). 3 July 2014 . Material containing asbestos will be removed by an accredited asbestos removal team in accordance with legislative requirements.	During proposed works
Consultation	The Authority will undertake a range of communication and consultation activities. These will include one-on-one meetings, information and consultation meetings, digital information via the Authority's website and social media platforms, as well a letterbox drop to neighbours.	Prior to and during the proposed works.

End of modification to MP 10 0048 MOD 8