

# Barangaroo

25 February 2016

Carolyn McNally  
Secretary  
NSW Department of Planning & Environment  
GPO Box 39  
Sydney NSW 2001

Dear Ms McNally

**RE: PROPOSED MODIFICATION TO APPROVAL MP10\_0048 (MODIFICATION 8) -  
ALTERNATIVE DEMOLITION METHOD**

Following the approval of Project Application MP10\_0048 for Barangaroo Headland Park and Northern Cove – Main Works, the Barangaroo Delivery Authority (Authority) is progressing the demolition of the Harbour Control Tower (HCT).

The demolition of the HCT was approved by the Minister for Planning under Section 75W of the Environmental Planning & Assessment Act 1979 on 30<sup>th</sup> July 2015 (Modification 4). Pursuant to Section 75W of the Environmental Planning & Assessment Act, the Authority is seeking to modify the approval to reflect an alternative demolition method to that described in the Evans & Peck report "Proposed Removal of Sydney Harbour Control Tower - Demolition Review". The alternative demolition method will result in a reduction in the environmental impacts associated with the project. Particularly, it will reduce noise, air pollution and traffic impacts. In addition to this, it will minimise the area of Barangaroo Reserve required to be closed during the works and reduce the projects safety risk profile by eliminating the need for a tower crane.

The alternative demolition method is summarised as follows:

- The erection of a self-climbing platform system using mobile cranes and temporary road closures;
- Soft strip out and removal via construction lift;
- Mobile cranes to removal heavy plant items (ie lift motor);
- Dismantling of the roof structure and window façade by hand and removal via construction lift;
- Removal of internal slabs and tower shaft using Brokk excavators with the rubble material pushed into the core shaft and removed at the base of the tower;
- Removal of the concrete footing through drilling and expandable grout or hydraulic crackners to fracture the foundation; and
- Reinstatement of the landscaping and slab to the Cutaway level

To date the Authority has briefed the following external stakeholders in regards to the above alternative demolition method:

- Council of the City of Sydney;
- Government Property NSW;
- Land and Housing Corporation; and
- Millers Point Community.

During the briefing sessions the above stakeholders raised no issues or concerns in relation to the alternative demolition methodology and it was generally agreed that it provides a better outcome than the demolition methodology described in the Evans & Peck Report that forms part of the current planning approval.

As a result, it is proposed to vary Condition of Consent A11, B7A, B22 and B40 and Statement of Commitments (refer Attachment A) to reflect the alternative demolition methodology (refer Attachment B). The Authority is proposing these modifications as Modification 8 of Project Application MP10\_0048.

In line with the above changes the following relevant reports have either been updated or letter issued by consultant confirming points above:

- Traffic Management Plan (Attachment C)
- Letter Re Demolition Methodology Review (Attachment D)
- Deconstruction Works Noise and Vibration Assessment (Attachment E)

Your consideration of this modification request is appreciated. Should you have any queries or require any further information, please contact Peter Funder, Project Director, Barangaroo Reserve and Central on 02 9255 1726 or [Peter.Funder@barangaroo.nsw.gov.au](mailto:Peter.Funder@barangaroo.nsw.gov.au).

Yours sincerely



**Craig van der Laan**  
Chief Executive Officer

**Attachments:**

A. Proposed modifications to Condition of Consent and Statements of Commitments		
B. Demolition Work Plan	Liberty Industrial	February 2016
C. Traffic Management Plan	Liberty Industrial	February 2016
D. Letter Re Demolition Methodology Review	JBS&G	February 2016
E. Deconstruction Works Noise and Vibration Assessment	Acoustic Logic	February 2016