



Operational Plan of Management



Create NSW
Arts, Screen & Culture

Walsh Bay Arts Precinct

Version control

Version	Issue date	Content contributors	Nature of change(s)
1.0	07/05/2020	Create NSW	Development of final draft for review by INSW
1.1	07/05/2020	INSW	Review and comments
1.2	09/07/2020	INSW	References added to different plans as requested by INSW
1.3	01/10/2020	PB	Addition of consultation schedule
1.4	19/10/2020	Create NSW	Revised complaints management to clarify queries from DPIE

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Walsh Bay Arts Precinct Operational Plan of Management



Create NSW
Arts, Screen & Culture



Operational strategies

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1 GLOSSARY OF TERMS

Abbreviations

- **ACO:** Australian Chamber Orchestra
- **ATYP:** Australian Theatre for Young People
- **BMA:** Building Management Association (Manage-Meant)
- **Choirs:** Reference to the group of organisations, including Sydney Philharmonia Choirs, Gondwana Choirs and The Song Company
- **OPM:** Operational plan of management
- **PMA:** Precinct Management Association
- **RMS:** Roads and Maritime Services
- **SDC:** Sydney Dance Company
- **STC:** Sydney Theatre Company
- **SSDA:** State significant development assessment
- **STC:** Sydney Theatre Company
- **WBAP:** Walsh Bay Arts Precinct

2 INTRODUCTION

The Walsh Bay Arts Precinct

The Walsh Bay Arts Precinct (WBAP) is operated by Create NSW and comprises Pier 2/3, Wharf 4/5 and the Wharf 4/5 Shore Sheds. It is home to some of Australia's leading performing arts companies, including the Australian Chamber Orchestra, Australian Theatre for Young People, Bangarra Dance Theatre, Bell Shakespeare, Gondwana Choirs, Sydney Dance Company, Sydney Philharmonia Choirs, Sydney Theatre Company and The Song Company. The precinct includes 3 commercial tenancies within the Wharf 4/5 Shore Sheds and a large commercial venue in Pier 2/3. The development approval includes consent for the precinct to host events such as the Sydney Writers Festival and Sydney Biennale.

Vision for the precinct

The NSW Government has a vision to grow and develop the WBAP to become a prominent arts destination on the Sydney Harbour foreshore. The public domain, theatre spaces and art tenancies have been upgraded and heritage structures rejuvenated to ensure a vibrant and successful precinct.

Key project objectives of the WBAP are to:

- Activate the precinct with a unique cultural offering and visitor experience.
- Rejuvenate a vital piece of Sydney's waterfront cultural heritage, providing intergenerational benefits for the people of NSW.
- Provide facilities that better enable arts organisations to develop world class productions, experiences and deliver on their strategic visions.
- Create an operationally sustainable precinct for arts and the people of NSW.

The WBAP hosts a wide array of arts and cultural uses. To ensure the precinct is innovative and engaging for visitors, it provides facilities such as performance and rehearsal spaces, artist studios and flexible function spaces that allow for diverse programming. A key objective is that the precinct, through its design and operation, is accessible to all and that it is an inclusive place. Types of activities that may be held in the WBAP include:

- Performances, installations and exhibitions.
- Corporate and commercial functions.
- Workshops for dance, choirs, children's performance.
- Complementary commercial and retail offerings.

3 ABOUT THE OPERATIONAL PLAN OF MANAGEMENT

Objective of this document

The Operational Plan of Management (OPM) has been developed to support the State Significant Development Applications for both the Walsh Bay Arts Precinct (SSD 8671) and STC50 (SSD 7561). It outlines the governance and key operational strategies that set detailed operational programs, policies and procedures to be managed by Create NSW.

The purpose of the OPM is to ensure that the operation of the WBAP will:

- Not generate any significant or unacceptable impacts on the amenity of residents of the locality.
- Be safe for patrons and members of the public.
- Not damage the heritage fabric of the wharves.
- Not interfere with the public enjoyment of the wharf aprons and public domain.
- Comply with the statutory requirements applicable to the precinct.

Document structure

This document consists of several chapters that can be read in conjunction with each other or as separate sections. Each section outlines a component strategy of the Operational Plan of Management. References within a document may be made to other sections to avoid duplication of information. Refer to clause **4 Component strategies** in this section.

4 AUTHORITY AND GOVERNMENT AGENCY CONSULTATION

Development of the Operational Plan of Management

The OPM has been developed through consultation with several government agencies and authorities as required by the conditions of consent issued with the development approval. This included consultation with the following:

- City of Sydney Council
- Transport for NSW
- Fire Rescue NSW
- Department of Primary Industries
- Environment Protection Authority
- NSW Police
- Heritage Division
- Port Authority of NSW

A summary of the consultation responses and actions has been included at the **Appendix A** (clause 11) of this section.

5 COMPONENT PLANS

Other sections of the OPM

This Operational Plan of Management will include component plans addressing different aspects of operation for the precinct. These form the various sections of the OPM and should be read in conjunction with other plans.

Table clarifying OPM sections and content

Section number	Title of section	Operational requirement addressed
2	Tenant fitout guidelines	Tenancy fitout requirements, including approvals and heritage conservation guidelines
3	Event management	Pre-event planning, approvals, event logistics and setup
4	Traffic and transport	Traffic management strategies, including public access, loading and unloading, sustainable travel and parking requirements
5	Facilities management	Facilities management strategies and process requirements
6	Heritage and conservation management	Conservation Management Plan, Heritage Interpretation Strategy and Fit-out Guidelines
7	Security management	Security and access control requirements, including surveillance
8	Food and beverage	Food and beverage compliance for operators within the precinct
9	Fire safety, emergency management and WHS	Emergency management controls, incident response and WHS management
10	Waste management plan	Waste and associated environmental management controls
11	Wayfinding and signage	Wayfinding and signage strategy, branding and tenant guidelines
12	Environmental management plan	Management and monitoring of environmental performance
13	Noise and vibration	Established noise management and monitoring protocols
14	Water management plan	Conservation of environmental conditions relating to the water and water's edge

SSD consent conditions

Conditions for the precinct

There are two State Significant Development (SSD) consent conditions that apply for the precinct. They are as follows:

- SSD 8671 – WBAP (excluding STC).
- SSD7561 – Sydney Theatre Company (STC) often referred to as STC50 works.

The conditions addressed by the OPM (and its component sections) for SSD are numbered as follows:

- SSD8671 – D4
- SSD7561 – E3

Table clarifying OPM reference where consent conditions are addressed

	Consent conditions addressed	OPM section and clause reference
a)	Governance and operational strategies for the precinct	Section 1 (this document)
b)	Roles and responsibilities of key employees involved in overseeing the management and operation of the precinct	Section 1, clause 7
c)	Hours of operation	Section 1, clause 8
d)	Statutory approvals applying to the operation of the precinct	Section 1, clause 5
e)	Documentation and incorporation of all management plans, strategies and guidelines required under this part of the consent	Section 1, clause 5 (including this table)
f)	Detail how the environmental performance of the development would be monitored and managed, and identify what actions would be taken to address potential impacts	Section 12
g)	Event management	Section 3
	Loading and unloading	Section 4
	Sustainable travel	Section 4
	Traffic	Section 4
	Transport access and parking	Section 4
	Pedestrian access	Section 4
	Noise and vibration	Section 13
	Heritage and conservation management	Section 6
	Security and staff management	Section 7
	Emergency management/evacuation and incident	Section 9
	Response protocols	Section 9
	Alcohol and food management	Section 8

	Consent conditions addressed	OPM section and clause reference
	Occupational health and safety	Section 9
	Infrastructure and services management	Section 5
	Patron safety	Section 9 generally, Section 3 for events
	Waste management	Section 10
	Water management	Section 14
	Wayfinding and signage and lighting	Section 11
h)	Community consultation and complaints management procedures	Section 1, clause 9 generally and Section 3, clause 5 for events

6 OVERVIEW OF THE PRECINCT

Precinct location and description

Located in Walsh Bay, the site is a significant heritage precinct with an iconic waterfront location. It comprises of finger wharves and two-storey shed structures that extend 200 metres into Sydney Harbour. Wharf 4/5 Shore Sheds front onto Hickson Road, the major vehicular access to the precinct. A bridge over Hickson Road links Wharf 4/5 with Pottinger Street in the south.



Venues

Wharf 4/5

This structure features performance and rehearsal studios, artist and production facilities as well as food and beverage spaces for the following resident companies:

- Sydney Theatre Company
- Sydney Dance Company
- Bangarra Dance Theatre
- Sydney Philharmonia
- Gondwana Choirs
- The Song Company

It also accommodates undesignated commercial spaces known as 'Commercial 2, 3 and 4' within the Shore Sheds.

Pier 2/3

This structure features performance and rehearsal studios, artist and production facilities as well as food and beverage spaces for the following resident companies:

- Bell Shakespeare
- Australian Theatre for Young People
- Australian Chamber Orchestra

It also accommodates the undesignated commercial space known as 'Commercial 1' with associated commercial kitchen and bar facilities.

Further details

For further details of these facilities, refer to **Section 5: Facilities management**.



Commercial 1, Pier 2/3



Australian Chamber Orchestra, Pier 2/3



Australian Theatre for Young People, Pier 2/3



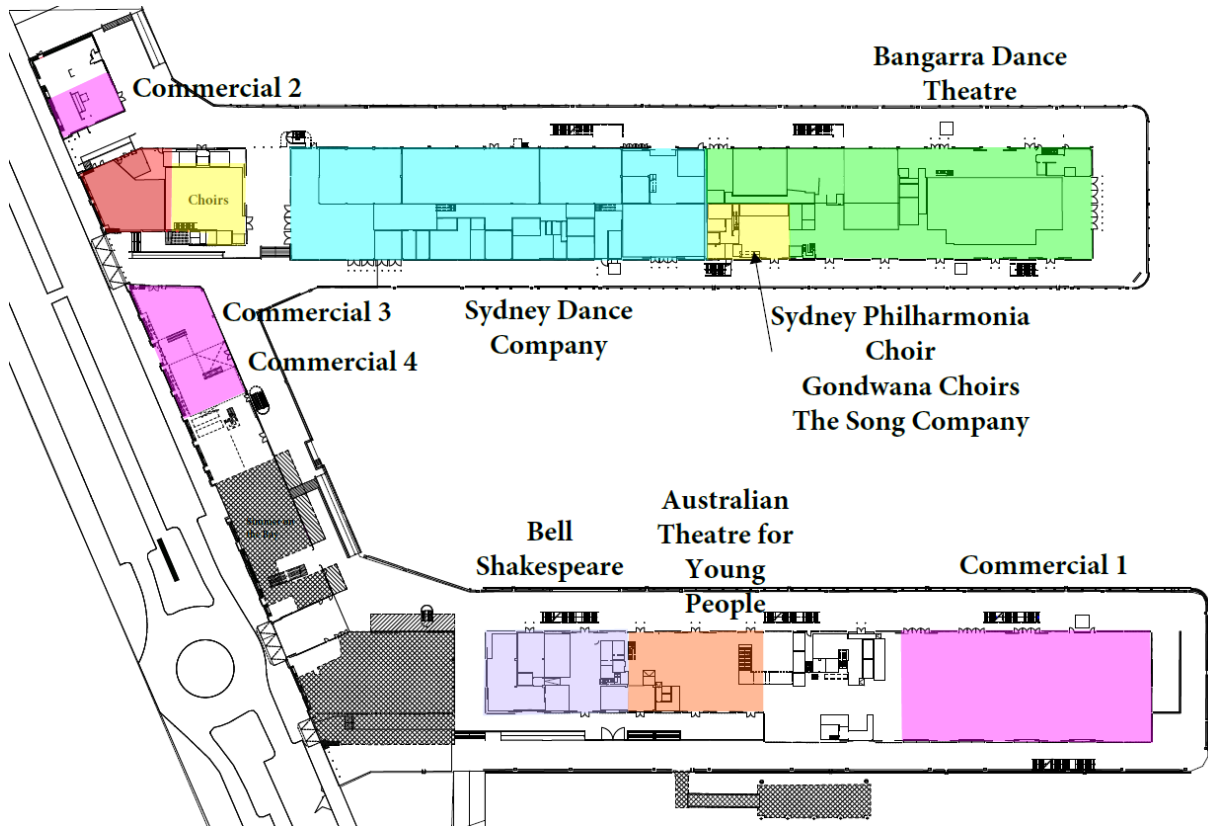
Bell Shakespeare, Pier 2/3



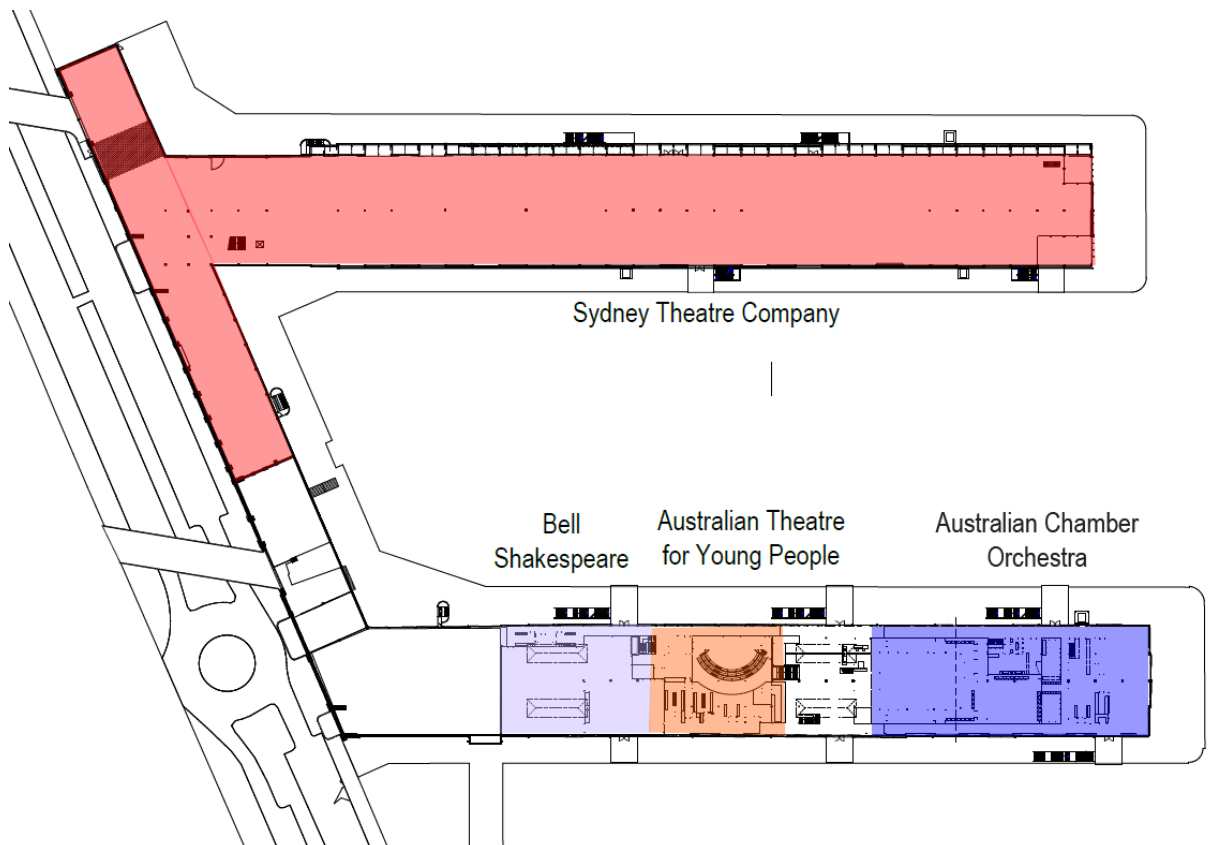
Sydney Dance Company, Wharf 4/5

Tenancies

Ground Floor tenants



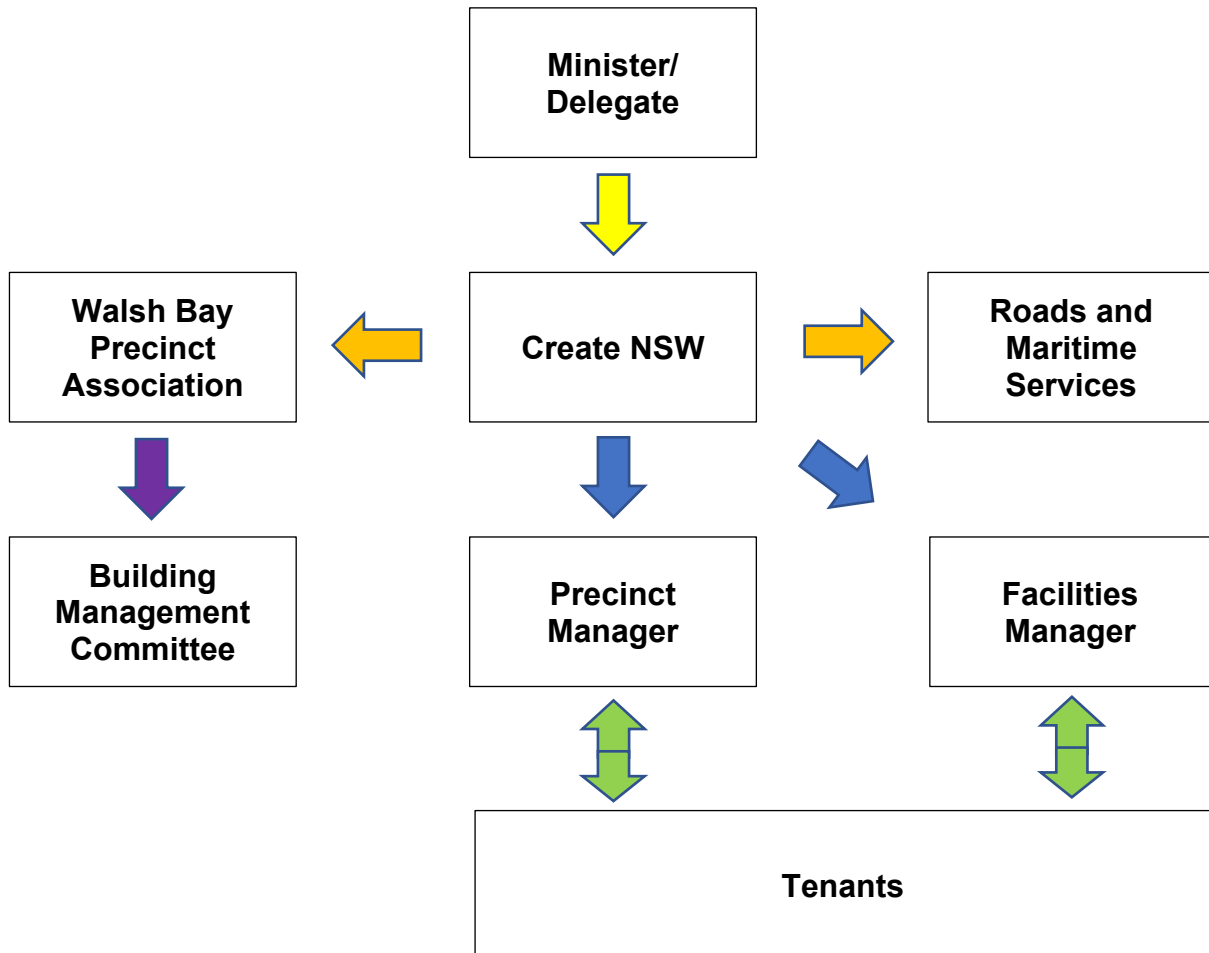
Level 1 tenants



7 GOVERNANCE

Governance framework

Approval process for strategic and day-to-day issues associated with the precinct



Facilities management

Facilities management will be facilitated by Create NSW and administered by the Property Portfolio team. This includes being responsible for the maintenance of precinct facilities, providing access to the precinct, and administering the approval process for any construction, maintenance works (including fitouts and repairs) or allowance to operate on-site. Refer to **Section 5** of the Operational Plan of Management for further details on facilities management requirements.

Precinct activities

The Precinct Manager will administer all event activation and construction work approvals. For all construction work proposed for any of the precinct facilities, the governance framework applies and the approval process of Roads and Maritime Services under the *Roads Act 1993* and the Sydney City Council under the *Local Government Act 1993*, as appropriate.

Governance parties – roles and responsibilities

Create NSW

Create NSW is the NSW Government's arts and culture policy and investment body with overall responsibility for the precinct. They are responsible for:

- Maintaining precinct governance.
- Management of the precinct.
- Facilitating stakeholder and expert input into the operation of the precinct.
- Contracting the delivery of precinct management services and monitoring the performance of the precinct.

Create NSW Property Team

The Property Portfolio team within Create Infrastructure NSW oversees the facilities management activities for the precinct. Their responsibilities include:

- Maintaining the facilities to ensure it is compliant with current codes and legislation.
- Implementing the *TPP 19-07 Asset Management Policy for the NSW Public Sector*.
- Managing stakeholder and tenant relationships.
- Managing the development and delivery of repairs, maintenance and capital works programs.

The property team also manages contractual obligations including compliance of:

- Lease agreements.
- The Walsh Bay Precinct Management Agreement (PMA).
- Strata Management Statement (SMS).
- Related conditions of easements, covenants and restrictions.

Precinct Manager

The Precinct Manager acts on behalf of Create NSW (and maybe internal to Create NSW or contracted by Create NSW) to oversee precinct operations and will report directly to the Create NSW Property Portfolio team. The responsibilities of the Precinct Manager include the following:

- Coordinating operational day-to-day issues with relevant stakeholders.
- Monitoring and overseeing operational issues, including services carried out by maintenance contractors such as cleaning, security, and waste management.
- Coordinating activities associated with events operations, including deliveries.
- Signage coordination.
- Security and access control management.
- Workplace health and safety, incident and emergency response coordination.

The contact details of the Precinct Manager will be provided to the City of Sydney Council, the NSW Police, other relevant NSW Government agencies, and stakeholders.

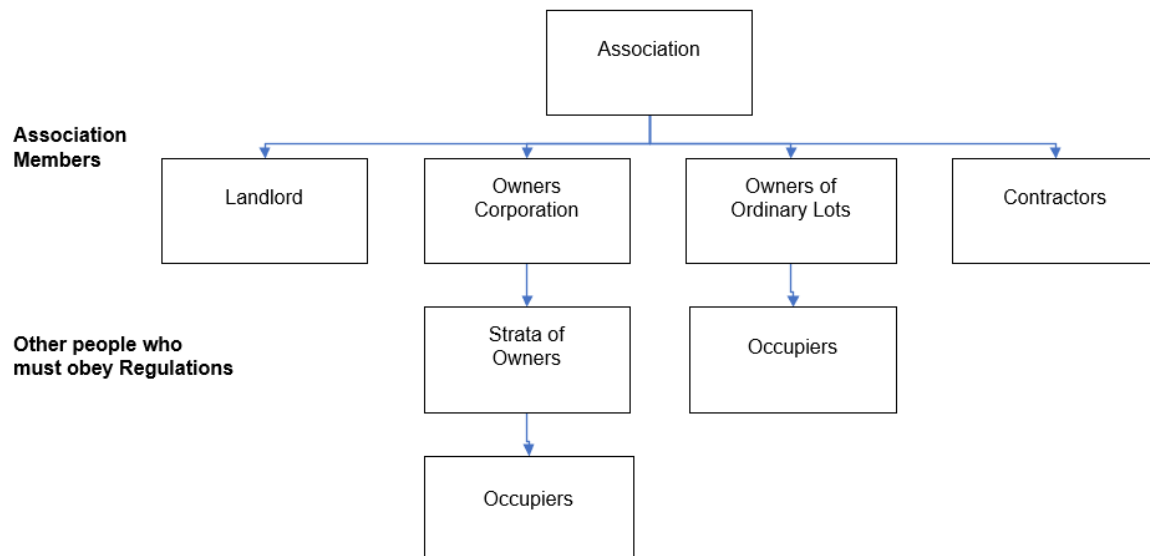
Roads and Maritime Services (RMS)

Roads and Maritime Services hold the head lease for Walsh Bay, with a sublease agreement with Create NSW. The responsibilities of the head lease have been aligned with the Agreement for Sub Lease (AFSL) signed by each of the tenants and must be adhered to.

Walsh Bay Precinct Association

All landowners, residents and tenants within the greater Walsh Bay Precinct are bound by the Walsh Bay Precinct Management Agreement. This agreement is managed by the Walsh Bay Precinct Association (the 'Association') and sets out rules and regulations for all functions carried out within the Walsh Bay Precinct. The Association, managed by the Walsh

Bay Precinct Management Committee, is responsible for maintaining the external appearance of the buildings and public areas, and managing shared facilities within the Walsh Bay Precinct.



Organisational structure of the Association

Building Management Committee (BMC)

The BMC has representatives on the Walsh Bay Precinct Management Committee and is responsible for managing strata management activities for the Walsh Bay Precinct. The Shore 2/3 and Pier 2/3 BMC includes representatives from:

- The Shore 2/3 Owners Corporation.
- The Pier 2/3 Lot owner.
- Transport for NSW (formerly Waterways Authority).

The BMC is required to comply with the Strata Schemes Management Act 2015 and the Strata Management Statement for Shore Studios 2/3 and Pier 2/3 (2004). Its duties include:

- Determining levy contributions for the administrative and sinking funds.
- Operating, maintaining, renewing, replacing and controlling the use of the shared facilities.
- Effecting the insurances.
- Supervising any contractor or agent, including the manager, engaged by the Building Management Committee.

Resident arts organisations

Wharf 4/5, Wharf 4/5 Shore Sheds and Pier 2/3 tenants include the following resident arts organisations:

- [Australian Chamber Orchestra](#)
- [Australian Theatre for Young People](#)
- [Bangarra](#)
- [Bell Shakespeare](#)
- [Gondwana Choirs](#)
- [The Song Company](#)
- [Sydney Dance Company](#)
- [Sydney Philharmonia Choirs](#)

- [Sydney Theatre Company](#)

Tenants are responsible for meeting their obligations set out in their lease agreements with Create NSW. They are responsible for managing the activities of sub-hirers, suppliers, tenancy fitout, cleaning and maintenance related to their tenancy. This also includes programmed operations within tenanted and shared facilities covered by the agreement for performance, production and support activities.

Resident events

The Walsh Bay Arts Precinct has pre-approval to host the following events. These will be operated within the parameters of the event management plan and the conditions of consent placed on them.

- [Sydney Writers Festival*](#)
- [Biennale of Sydney*](#)

Commercial tenants

The precinct includes commercial tenancies identified as follows:

- Commercial 1 (Pier 2/3 Event Space)
- Commercial 2 (Shore Shed 4/5 – West)
- Commercial 3 (Shore Shed 4/5 – East)
- Commercial 4 (Shore Shed 4/5 – East)

Precinct Tenant Committee

A Precinct Committee will be established with nominated representatives attending regular meetings facilitated by Create NSW. Terms of reference will be established to set out the responsibilities of the committee and oversee the precinct's activity.

8 HOURS OF OPERATION

Operational constraints

Pier 2/3 and Wharf 4/5

The hours of operation for Pier 2/3 and Wharf 4/5 have been set as required by the *Conditions of Consent (E2 – SSD 8671 and F2 for SSD 7561)* issued with the SSDA as determined by the space utilisation category.

Hours of operation table for SSD 8671 – Walsh Bay Redevelopment

Space utilisation category	Hours of operation
Offices	24 hours
Teaching, rehearsals and performances	6:00 am to 12:00 am midnight (indoor areas) 9:00 am to 10:00 pm (outdoor areas)
Functions and events within the arts tenancies	9:00 am to 12:00 am midnight (indoor areas) 9:00 am to 10:00 pm (outdoor areas)
Functions, events, commercial and venue hire within the Pier 2/3 function space	9:00 am to 12:00 am midnight (indoor areas) 9:00 am to 10:00 pm (outdoor areas)
Sydney Dance Company Cafe	6:00 am to 12:00 am midnight (indoor areas) 6:00 am to 10:00 pm (outdoor areas)
Loading dock activities (recycling and noisy)	7:00 am to 10:00 pm
Other deliveries	6:00 am to 12:00 am midnight

Hours of operation table for SSD 7561 – Sydney Theatre Company

Space utilisation category	Hours of operation
Offices	24 hours
Teaching, rehearsals and performances	6:00 am to 12:00 am midnight
Restaurant and bar	7:00 am to 12:00 am midnight
Special functions	7:00 am to 12:00 am midnight
Loading dock and deliveries	6:00 am to 12:00 am midnight

Hours of operation table for Commercial spaces 2 to 4

Land use	Hours of operation
Cafes, restaurants and small bars	6:00 am to 12:00 am midnight (indoor areas) 6:00 am to 10:00 pm (outdoor areas)
Shops	10:00 am to 10:00 pm (indoor and outdoor areas)
Deliveries	6:00 am to 12:00 am midnight

Regular events

The Sydney Writer's Festival and Biennale events are restricted to the hours of operation required in this clause.

Aspect	Restriction
Maximum population on site at any one time	4,250 persons
Maximum duration	20 days (Sydney Writer's Festival) 112 days (Biennale)
Hours of operation: <ul style="list-style-type: none">• Event• Bump-in and bump-out activities• Deliveries	9:00 am to 12:00 am midnight (indoor areas) 9:00 am to 7.30 pm (outdoor areas) 8:00 am to 10:00 pm 7:00 am to 7.30 pm

9 EVENTS AND LICENSING

Licensing

All licensing associated with the provision of food and alcohol provision within the precinct will be the responsibility of the tenant and event organisers. Refer to **Section 8: Food and beverage** of the Operational Plan of Management for more details.

Event management activities

All activities associated with the 2 events approved within the redevelopment, the Sydney Writers Festival and Sydney Biennale, will be the responsibility of the event organisers. This includes the following responsibilities:

- Ticketing
- Alcohol management and approvals
- Crowd management and public safety
- Transport, traffic and parking control
- Pedestrian management and accessibility
- Cash handling, movement and security
- Temporary infrastructure, furnishings, and approvals
- Wet weather and wind arrangements
- Catering and public amenities
- Cleaning, waste collection, recycling facilities and methods of waste disposal
- Access to adjoining venues
- Security and emergency services
- Entertainment programs and media activations
- Temporary signage installations
- Details of any anticipated source and level of noise generation, and an Operational Noise Management plan to mitigate noise pollution to adjoining residents, tenants and the public in general
- Event management, including risk assessment
- Merchandising activities

The proposed management measures require approval from Create NSW before any planning can proceed. Responsibilities and event related requirements are addressed **Section 3: Event management** of the Operational Plan of Management.

10 COMMUNITY CONSULTATION AND PUBLIC FEEDBACK

Feedback

General feedback and complaints

All members of the public will be able to provide feedback, including complaints or queries, through the precinct's website (a hyperlink on the Create NSW's website), using a standard form. The form will require the person lodging the feedback to provide the following information:

- Type of feedback: This may include complaint, compliment, general comment, or enquiry.
- What the feedback relates to: Standard topic which the feedback relates to, including food and beverage, amenities, accessibility, website, other facility issues, events, etc.
- Comment.
- Name of person.
- Contact details: Email address, with the phone number as an option.

It is anticipated that where possible, responses can be provided within 7 calendar days.

The Facilities Manager also operates a call centre on behalf of Create NSW for lodging queries/complaints and the telephone number will be provided on precinct's website.

Feedback for tenants

Hyperlinks will be provided on the precinct's website to the websites of all tenants, including the STC website, so that feedback/complaints can be lodged directly with the tenants for any issues directed at them.

Handling of complaints

Once a feedback email or telephone call is lodged, the Facilities Manager will collate all issues and where possible will respond to and address the feedback. If not possible, the communication will be disseminated to the Precinct Manager, the Property Manager or the appropriate authority. The Facilities Manager is contracted by Create NSW to manage the precinct's facilities, including monitoring precinct condition and compliance with all statutory and consent condition requirements.

The Precinct Manager is Create NSW's representative on-site and will deal with incidences requiring immediate attention and noise monitoring. When all contact details are finalised on-site (including website details), these will be forwarded to the Department of Planning, Industry and Environment and other appropriate authorities.

Event related community consultation

The requirements for community related consultation is addressed in **Section 3: Event management** of the Operational Plan of Management.

Community liaison – community information sessions

For major works or alterations required to the precinct, open house sessions may be held to allow for the general public to meet and liaise directly with the project team. Regular community liaison group meetings may potentially be set up with known stakeholders for any substantial works to allow for community consultation and to ensure the community is informed on the progress of the works.

Signage

Where appropriate, signage will be installed to inform the public, especially the local community, on any item that may affect their use of the space, e.g. access changes, transportation, restrictions, etc. Refer also to **Section 11: Wayfinding and signage** of the Operational Plan of Management for further details.

11 APPENDIX A – CONSULTATION SCHEDULE

SSD 8671 and SSD 7561 Consent Conditions Comments Register

SSD	PART	CONDITION/HEADING	AGENCY	COMMENT NO	AGENCY COMMENTS	RESPONSES
8671		D4 - Operational Plan and Management	City of Sydney	1	No concerns were raised from an operational point of view. One recommendation is to consider the addition of amenity signage in the area that provides advice to patrons to maintain quiet and order when leaving and entering the precinct.	<p>Signage and Wayfinding has been through an extensive consultation process with local stakeholders that included City of Sydney, Walsh Bay Precinct Association and resident arts tenants. This has not previously been raised as an item of concern. Due to the heritage significance of the Precinct, further consultation was acquired from the Heritage Division to ensure the wayfinding and signage strategy was aligned with the heritage conservation management plan. The Noise & Vibration Management Plan considers the noise impacts of patrons leaving the precinct, and this has not identified any additional controls being required.</p> <p>As such, the signage has been considered but is not deemed necessary. Should noise complaints be received in the future Create NSW will follow the documented procedure included in the Operational Plan of Management to assess the most appropriate response to mitigate ongoing impact.</p>
8671		D4 - Operational Plan and Management	TFNSW	NA	<p>Several construction projects are likely to occur at the same time as this development within the CBD. The cumulative increase in construction vehicle movements from these projects could have the potential to impact on general traffic and bus operations in the CBD, and the safety of pedestrians and cyclists within the CBD particularly during commuter peak periods.</p> <p>TfNSW has endorsed the forwarded OPM.</p>	No further action required
8671		D4 - Operational Plan and Management	FRNSW	1	The section states that "(o)nce the emergency services have declared that their role is complete, control of the site will be handed back to the Create NSW Property Manager. The ERPM will address how the Property Manager or its designated representative will deactivate the emergency plan and facilitate restoration and reconstruction activities to assume normal operations of the site in consultation with affected stakeholders and tenants". There appears to be no information provided within the ERMPs for both the Pier 2/3 and the Wharf 4/5 premises with regards to instruction to deactivate the emergency plan and facilitate restoration. FRNSW notes that only post emergency debriefs have been proposed for the aftermaths or conclusion of an emergency.	<p>Post-emergency management procedures are documented:</p> <p>- OPM section 9 - <i>Fire emergency management and WHS</i> , appendix B <i>Emergency Response Procedures Manual</i> , on page 25 & 102</p>
8671		D4 - Operational Plan and Management	FRNSW	2	It appears that the current version of the ERMPs do not currently provide any instructions as to how the emergency would be communicated to the adjacent facilities and who would be contacted. FRNSW recommend this information be provided either in the OPM and/or in the ERMPs.	<p>Added direct contact details for;</p> <p>- BMS</p> <p>- Pier 1</p> <p>- Pier 6/7</p> <p>- Roslyn Packer</p> <p>- Sydney Theatre Co</p> <p>See OPM section 9 - Fire emergency management and WHS, appendix B Emergency Response Procedures Manual, on page 9, 25 & 33</p> <p>Added list of contact details to be provided</p> <p>- See OPM section 9 - Fire emergency management and WHS, on page 23 & 24</p>
8671		D4 - Operational Plan and Management	FRNSW	3	Page 18 of the OPM states that the emergency services are to hand back the control of the site to the Property Manager through a designated representative, which is confirmed on page 20 to be the Chief Warden for the site (listed under "Fire/Gas Leak/Explosion/Spills"). FRNSW recommend the list of primary roles/duties of the Chief Warden as listed in the ERMPs for both the Pier 2/3 and Wharf 4/5 premises be updated to clearly outline the required additional responsibility to seek handover from emergency in the event of the role's completion.	<p>Update responsibilities of Chief Warden to include post event hand-over</p> <p>- See OPM section 9 - Fire emergency management and WHS, appendix B Emergency Response Procedures Manual, on page 25 & 103</p>
8671		D4 - Operational Plan and Management	FRNSW	4	<p>Frequency of first aid training and maintenance of first aid equipment should be outlined in this section of the document.</p> <p>Clarification is also required as to who is responsible for providing the first aid training and equipment maintenance for the proposed activities requiring an Event Plan as part of the use of the public domain of the WBAP.</p>	<p>Confirmed provision of equipment & associated responsibilities for tenants and event activations</p> <p>- See OPM section 9 - Fire emergency management and WHS, on page 27 & 28</p> <p>Confirm training obligations to AS's</p> <p>- See OPM section 9 - Fire emergency management and WHS, appendix B Emergency Response Procedures Manual, on page 43</p>

SSD 8671 and SSD 7561 Consent Conditions Comments Register						
SSD	PART	CONDITION/HEADING	AGENCY	COMMENT NO	AGENCY COMMENTS	RESPONSES
8671	PART D - PRIOR TO OCCUPATIONAL OR COMMENCEMENT OF USE	D4 - Operational Plan and Management	FRNSW	5	Where bollards are used on site to mitigate the movement of vehicles within some parts of the precinct and are required to be removed to allow for emergency services to access areas, FRNSW recommend further relevant details be provided such as (but not limited to) the location of the bollards and the procedure for removing the bollards. This shall ensure that access by emergency services would be facilitated in a timely manner.	Applied design detail and management protocols for vehicle access. Includes a statement on the process to remove bollards. - See OPM section 9 - Fire emergency management and WHS, on page 53 & 54
8671		D4 - Operational Plan and Management	FRNSW	6	FRNSW recommend that the signage as proposed on page 29 of 42 of the OPM should be listed as an Essential Fire Safety Measure for the building, to be listed in the Fire Safety Schedule. Details such as the text, design and location of the sign should be outlined in the "Standard of Performance" section of the Fire Safety Schedule.	FER has already been updated to include signage as EFSM PCA to ensure requirement is listed on EFSM.
8671		D4 - Operational Plan and Management	FRNSW	7	<p>FRNSW recommend the following be provided to ensure a proper response in the event of an emergency:</p> <ul style="list-style-type: none">- A dedicated representative from building management who shall raise the alarm and initiate the required level of response as outlined in the Emergency Plan and/or Management In Use procedures for the building.- A dedicated representative from the tenant or performing group who shall be aware of the risks and/or the fire/smoke effects used for the performances. This person should be in the position to report immediately to representative from building management, in the event of a fire. <p>Both representatives are required to be present at each of the performance space to ensure that the proper level of response can be provided. Alternatively, the assumptions outlined in the FER should be amended to reflect the possible delays of not having any of FRNSW’s recommendations above. Where delays are expected and could impact on the current outcomes of the FER, FRNSW recommend a reassessment to demonstrate meeting the relevant Performance Requirements which relates to egress and safe occupant evacuation.</p> <p>Clarification is also required as to how the system would be reinstated as per the statement above</p>	<p>Procedure added to OPM - See OPM section 9 - Fire emergency management and WHS, on page 35-42, & 60-62</p> <p>FER has been updated to require Stage Managers</p> <p>PCA to ensure requirement is listed on EFSM</p>
8671		D4 - Operational Plan and Management	DPI Crown Lands	1	I have reviewed the information on SSD 8671 and SSD 7561 as these affect the Walsh Bay area and have found that there is no Crown land involved. The waterway areas at Walsh Bay are owned by the Waterways Authority of NSW /the Maritime Authority of NSW. Therefore DPIE Crown Lands has no further comment on the proposals outlined in SSD 8671 & SSD 7561.	No further action required
8671		D4 - Operational Plan and Management	DPI - Fisheries	1	DPI Fisheries have reviewed the draft Operational Plan of Management for the WBAP (SSD-8761 & SSD-7561). It is considered that the consultation requirements for Condition D4 - to liaise with DPI Fisheries in the preparation of the Operational Plan of Management, has been satisfied. DPI Fisheries raises no concerns with the above-mentioned plan.	No further action required
8671		D4 - Operational Plan and Management	DPI - NRAR	1	NRAR has reviewed the plan and provides the following comments: - The OPM has included a Water Management Plan in Section 14 which is accepted by NRAR. - NRAR has no further comment and will not need to review any amendments to the document unless it is identified water is required from surface water or groundwater sources managed under Water Sharing Plans.	No further action required
8671		D4 - Operational Plan and Management	EPA	1	The EPA is the appropriate regulatory authority for the Walsh Bay Arts Precinct, and therefore must maintain a regulatory distance from operational management plans. As such we are unable to provide advice on the documentation.	No further action required
8671		D4 - Operational Plan and Management	NSW Police	1	1) ENTRANCES FROM HICKSON ROAD The entrances to the site from Hickson Road were notably equipped with single arm boom gates. As a vehicle mitigation strategy, the boom gates appeared unable to guarantee the stopping of vehicles trying to access the piers and wharfs, should they be utilised as a ram or to cause mass casualty. Given the possibility of large patronage numbers at any one time utilising the piers and wharfs, more adequate vehicle mitigation equipment would be desirable.	The precinct has a limited low density population, conditioned by the consent, for day to day operations. The precinct design encourages patrons and audiences to use the internal aprons between Wharf 4/5 and Pier 2/3, with roadway entrances protected by bollards. Vehicle access is limited to the external aprons, controlled by the use of boom gates. In the instance of an event or larger activation taking place the Event Management Plan calls for a targeted risk assessment and implementation of control measures to mitigate identified risks. Population numbers and vehicle access are nominated risks to be addressed.

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SSD	PART	CONDITION/HEADING	AGENCY	COMMENT NO	AGENCY COMMENTS	RESPONSES
8671		D4 - Operational Plan and Management	NSW Police	2	2) ACCESS TO SECURITY 24/7 If there is an issue onsite when security contractors are not present, a clear strategy should be in place to ensure police are able to access all required information to investigate what has occurred. Access to security camera footage and access to the site should be able to be provided at the shortest of notice to mitigate any further criminal offences or behaviour taking place. This is also crucial for timely suspect identification and arrest potentials.	Security footage and access to site will be managed by a 24/7 service contract. Contact details for the Precinct representatives will be made available on request.
8671		D4 - Operational Plan and Management	NSW Police	3	3) CPTED ASSESSMENT Police do not have any comments on the CPTED assessment provided by the privately contracted firm ‘LCI Consultants’.	No further action required
8671		D4 - Operational Plan and Management	Heritage Division	1	The approval process is outlined in Tenancy Fitout Guide – Fitout Design and Construction Process (pg 7). This section should be amended to include potential consultation with Heritage NSW within the flow chart at concept design development stage. Further, it should also clearly state that approval from the Heritage Council under the NSW Heritage Act 1977 is required for any proposed works at the site.	OPM Section 2 - p7. The Design review process diagram to include Heritage NSW consultation for design concept development and Heritage Council approval for planning
8671		D4 - Operational Plan and Management	Heritage Division	2	The Fitout Design Criteria states that all significant building fabric is to be protected (pg 13). A note should also be added that protection systems should be put in place to safeguard significant fabric when carrying out any new fitout works. In addition, reference to ‘original fabric’ should be changed to ‘significant fabric’. This is to ensure that all fabric that is significant and which contributes to the importance of the place, is protected regardless of provenance. This should also be made clear in the Definitions (pg 3)	OPM Section 2 - p3. Definition of building fabric to allow for 'significant building fabric'
8671		D4 - Operational Plan and Management	Heritage Division	3	The document notes the fitout is to comply with DDA requirements including slip resistance of floor finishes and luminance contrast of surfaces including columns (Universal Design (and DDA) pg 15). Changes to significant fabric such as timber floors and columns to achieve compliance should be referred to Heritage NSW for approval.	OPM Section 2 - p15. Change references to 'original building fabric' to 'significant building fabric' OPM Section 2 - p18. Adding requirements to seek Heritage NSW approval for any proposed changes for column and timber floor finish.
8671		D4 - Operational Plan and Management	Heritage Division	4	The Events Management section refers the user to the Conservation Management Plan (CMP) for guidance on how to protect all building fabric and structure throughout the event, including for event installation and dismantling. A reference to the particular section in the CMP should be included to provide an easier guide for the user.	OPM Section 3 - p21. Added parts of the CMP which will be referenced by the events organiser.
8671		D4 - Operational Plan and Management	Port Authority of NSW	1	As noted in our submission to the request for SEARs, and in our submission to the State Significant Development application for SSD7561, Hickson Road is the main access route to the Overseas Passenger Terminal (OPT) for semi-trailer trucks that provide provisions to cruise vessels and for passenger coaches. As such, Hickson Road is critical for on-going operations of the cruise terminal. Normally, cruise ships berth year-round at the OPT, and the numbers of ships increase significantly between October and March. Given this, we wish to request that Port Authority be consulted as a key stakeholder on event specific transport management plans (see page 9 of the Events Management sub-plan). This will ensure events and functions are planned to minimise disruptions to operational traffic access to the OPT. This is particularly important in the context of recent changes to the road network in the precinct with the light rail.	OPM Section 3 - Port Authority have been added as a key stakeholder for consultation on event specific transport management plans (page 10 of the Events Management sub-plan).
8671		D4 - Operational Plan and Management	Secretary- NSW Dpt. Of Planning	1	copies of correspondence with Council and government agencies, including any approvals	Section 1: Operational strategies (v1.4), clause 11, page 23
8671		D4 - Operational Plan and Management	Secretary- NSW Dpt. Of Planning	2	clearly delineate between who is responsible for which activities, complaints, compliance, reporting, monitoring etc. across both the SSD 7561 & SSD 8671 consents	Section 1: Operational strategies (v1.4), clause 10, page 21
8671		D4 - Operational Plan and Management	Secretary- NSW Dpt. Of Planning	3	provide a website address or a commitment to doing so within an acceptable timeframe	Section 1: Operational strategies (v1.4), clause 10, page 21

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SSD	PART	CONDITION/HEADING	AGENCY	COMMENT NO	AGENCY COMMENTS	RESPONSES
8671		D4 - Operational Plan and Management	Secretary- NSW Dpt. Of Planning	4	<p>evidence of where BDA/INSW comments nos. 9 & 11 (6) have been addressed in the OPM</p> <p>BDA/INSW Comment No 9 - As per the note in comment 11 point 6 below, it would be prudent to give consideration to kerb side usage to consider also how these would be managed during periods of increased demand when Barangaroo Reserve has organised events at the same time.</p> <p>BDA/INSW Comment No 11 (6) - Section 5.3, Table 6 forecast the mode share for cars at 14%. Barangaroo hosts a range of events throughout the year with up to 10,000 attendees. It is likely that the Barangaroo Reserve carpark and on-street Hickson Rd parking in the vicinity of the Barangaroo Reserve/Walsh Bay would be fully occupied during Barangaroo events. In such a scenario, where would the 14% of WBAP attendees who travel by car park? Consideration should be given to coordinating larger events with Barangaroo where possible in this regard.</p>	Section 3: Events management (v1.3), clause 'Authority approvals', page 8
8671		D4 - Operational Plan and Management	Secretary- NSW Dpt. Of Planning	5	corrected references to sections within the covering OPM	Section 1: Operational strategies (v1.4), 'Table clarifying OPM reference where consent conditions are addressed', page 7
8671		D4 - Operational Plan and Management	Secretary- NSW Dpt. Of Planning	6	corrected operating hours for the Sydney Dance Company outdoor areas café, in accordance with the conditions of consent	Section 1: Operational strategies (v1.4), clause 7, page 18
		D6 - Green Travel Plan	BDA / now INSW	1	<p>1. Further detail on how the target mode shares were developed would be useful to confirm the targets are realistic. Possibly a comparison to existing travel patterns could be used so the expected mode shift is captured. We note the mode shares in Table 3 add up to 107% - we assume this is an error or is the private vehicle mode share overlapping with point to point transport?</p> <p>2. Section 2.3 heading is "Target Mode Share" whereas Table 3 refers to "forecast mode shares". Does "target" have the same meaning as "forecast"? Suggest that consistent terminology be used.</p> <p>3. How have these forecast been arrived at, is there a Report or study that can be referenced?</p> <p>4. Section 5.3, Table 6 contains more information on forecast mode share. We note that the Table 3 mode descriptions do not match exactly with those used in Table 6. In Table 3 forecast mode share for Private vehicle 15% and Point to point transport 12%, whereas in Table 6 comparative modes are Car 14% and Taxi / Rideshare 12%. Suggest that the same mode descriptions be used in both tables for consistency, and that the mode share % be checked/corrected as necessary.</p>	<p>1. Mode share targets noted in the report are consistent with those outlined in the original transport assessment supporting the approved SSDA and have since been endorsed by TfNSW.</p> <p>2. Figures represent both forecasts and targets and are not mutually exclusive.</p> <p>3. Based on original transport assessment supporting approved SSDA (prepared by GTA Consultants)</p> <p>4. Noted, although will not impact the overall findings of the (now endorsed) transport assessment</p>
		D6 - Green Travel Plan	BDA / now INSW	2	The bullet point list should include a note about the requirement to undertake monitoring to align with Section 2.6. This data collection would allow the proponent to evaluate measures as proposed in the second last bullet point.	Monitoring mechanisms are outlined in Section 2.6. This approach has been reviewed and endorsed by TfNSW as part of their review of the document
		D6 - Green Travel Plan	BDA / now INSW	3	<p>1. There is no explanation of visitor end of trip facilities and how these would be accommodated as per the condition E7. Only staff end of trip is outlined in Table 4.</p> <p>2. Suggest that a plan be provided to show the locations on site for the end of trip facilities and bicycle parking.</p>	<p>1. Visitor bike parking is to be provided in the precinct. End of trip facilities for visitors are not required, Condition E7 does not relate to this - Condition E7 refers to noise limits</p> <p>2. Refer to separate architectural plans</p>

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SSD	PART	CONDITION/HEADING	AGENCY	COMMENT NO	AGENCY COMMENTS	RESPONSES
8671	PART D - PRIOR TO OCCUPATIONAL OR COMMENCEMENT OF USE	D6 - Green Travel Plan	BDA / now INSW	4	How was the mode shares are derived and how the taxi occupancy derived for the calculations in Table 5. A robust estimate may use a lower occupancy value to consider singular passengers. A lower occupancy value is likely to see a 5 minute period far exceed current supply and this will likely affect conclusions	Based on surveys undertaken at the time of the SSDA documentation and since reviewed and approved by TfNSW. It is not realistic to adopt single occupancy vehicles, surveys undertaken previously around Barangaroo and for other event precincts indicate an occupancy rate of between 2-3 people per vehicle. This approach was considered suitable by TfNSW
		D6 - Green Travel Plan	BDA / now INSW	5	1. Sect 3.4.1 traffic movements refer to results of traffic surveys undertaken along Hickson Road in the vicinity of the WBAP from August 2016. Please provide a reference to the survey and list the Referenced Reports / Studies in an Appendix. 2. We assume that the capacity of 900 vehicles per hour in each direction is based on Austroads Guide to Traffic Management Part 3: Traffic Studies Analysis (2013) guidance. A reference should be provided on this capacity. How would a peak event scenario impact these flows? For the peak cumulative scenario in Table 5, we estimate it could add approximately 200 vehicles in each direction on Hickson Road?	1. Undertaken to support SSDA transport assessment by GTA Consultants 2. For a peak event scenario not all traffic would be utilising Hickson Road with vehicles dispersed across the precinct. Hickson Road is only operating at half of its capacity and would have the ability to accommodate the forecast traffic movements, even if all vehicles were to use the road in the vicinity of the precinct. This approach has been confirmed by TfNSW as part of their review of the document
		D6 - Green Travel Plan	BDA / now INSW	6	1. A parking map would be useful to understand the scope of the parking being quoted, where these parking zones are located, and how many existing spaces there are. The data suggests that even at peak times, 10% of parking is available. The number of available parking spaces should be provided. 2. Was the parking survey also undertaken in 2016? Please provide the name of this survey.	This parking survey was outlined in the original GTA report supporting the SSDA approval in 2016. It is important to recognise that occupancy levels above 85% represent 'practical capacity' for on-street parking and therefore the surveys indicate there is limited scope to convert on-street parking bays for other uses
		D6 - Green Travel Plan	BDA / now INSW	7	Bullet point 2 - Figure 2 indicates flows remain high particularly eastbound on a Saturday after 6pm. Possibly remove 'particularly after 6pm when point to point demand will be greatest' potentially misleading Bullet point 3 - This conclusion could be more easily drawn out if it was confirmed how many parking spaces the 10% free capacity equates to.	Sentence emphasises that there is spare capacity on the road network after 6pm and if vehicles were to stop quickly to drop off or pick up passengers this would not impact road network operations Occupancy levels above 85% represent 'practical capacity' for on-street parking and therefore the surveys indicate there is limited scope to convert on-street parking bays for other uses
		D6 - Green Travel Plan	BDA / now INSW	8	Is any background traffic growth expected from 2016 to 2021?	Surveys were not undertaken for this study (not possible due to COVID). Previous surveys along Hickson Road undertaken near Barangaroo indicates traffic flows have remained stable or slightly reduced in recent years
		D6 - Green Travel Plan	BDA / now INSW	9	As per the note in comment 11 point 6 below, it would be prudent to give consideration to kerb side usage to consider also how these would be managed during periods of increased demand when Barangaroo Reserve has organised events at the same time.	It is envisaged that when events are held concurrently at Barangaroo Reserve and Walsh Bay coordination between the respective precinct operators will be undertaken to ensure transport is managed appropriately. In the unlikely event that the peak arrival or departure periods coincide with one another, on-site personnel may need to be present to manage drop off and pick up activity. This requirement for coordination will be outlined in the Operational Plan of Management currently being prepared by Create NSW for the Walsh Bay Arts Precinct.
		D6 - Green Travel Plan	BDA / now INSW	10	Note if the decision is made to remove public car parking for coach parking (figure 5) this could impact outcomes of the Point to Point plan (figure 1).	City of Sydney and TfNSW have confirmed that no changes to kerbside uses are required to support the precinct

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SSD	PART	CONDITION/HEADING	AGENCY	COMMENT NO	AGENCY COMMENTS	RESPONSES
		D6 - Green Travel Plan	BDA / now INSW	11	<p>1. Forecast mode share is lower than the target mode share in the Travel Plan (Table 3). We would usually expect a Travel Plan target for private vehicle mode share to be lower than forecasts as it is aspirational.</p> <p>2. How was the mode share derived in Table 6. Existing census data, Opal data? Are these based on the GTA survey which is referenced in Section 3.3?</p> <p>3. When is the peak hour expected to be? If it is later at night, will Public Transport frequencies be lower and they are likely to have less capacity.</p> <p>4. Text states the train network may carry an additional 270 trips during the peak hour. This seems to be in the region of 600-700 trips if rows 2-4 are added?</p> <p>5. We note that many events may be in the evenings. How do the bus frequencies vary after 6pm and will they still be able to accommodate the expected demand?</p> <p>6. Section 5.3, Table 6 forecast the mode share for cars at 14%. Barangaroo hosts a range of events throughout the year with up to 10,000 attendees. It is likely that the Barangaroo Reserve carpark and on-street Hickson Rd parking in the vicinity of the Barangaroo Reserve/Walsh Bay would be fully occupied during Barangaroo events. In such a scenario, where would the 14% of WBAP attendees who travel by car park? Consideration should be given to coordinating larger events with Barangaroo where possible in this regard.</p>	<p>1. Car mode share generally consistent of approximately 15%. No impact to overall findings of endorsed transport plan</p> <p>2. Generally consistent with original SSDA assumptions and developed in conjunction with TfNSW who have since endorsed the plan</p> <p>3. Peak hour will vary depending on event type.</p> <p>4. The 270 figure refers to train trips to Wynyard only. Through consultation TfNSW have confirmed that the transport network has capacity to accommodate these movements, including the increase in train patronage</p> <p>5. Bus frequencies reduce slightly in the evening however have greater capacity to accommodate passenger flows as there is lower background demands. This has been confirmed by TfNSW as part of their review of the plan</p> <p>6. It is envisaged that when events are held concurrently at Barangaroo Reserve and Walsh Bay coordination between the respective precinct operators will be undertaken to ensure transport is managed appropriately. There are a number of other car parking areas (including commercial car parks) within walking distance of the precinct that could be used by visitors to either Barangaroo or Walsh Bay. This requirement for coordination will be outlined in the Operational Plan of Management currently being prepared by Create NSW for the Walsh Bay Arts Precinct.</p>
		D6 - Green Travel Plan	BDA / now INSW	12	<p>A map of locations of all loading areas across the site would be useful to provide a clear understanding of where the different loading areas are.</p>	<p>Figure 4 indicates the loading zones in the precinct, with potential loading areas also shown in the swept path analysis</p>
8671	PART D - PRIOR TO OCCUPATIONAL OR COMMENCEMENT OF USE	D6 - Green Travel Plan	TfNSW	1	<p>TfNSW has endorsed the attached Transport Plan and request that you please note the following –</p> <p>Trucks must not queue on the road network when entering the site. Reversing vehicles out of the site should be discouraged where possible, when necessary the reversing manoeuvre should be done with the footpath blocked with concertina gates (1 traffic controller each side) and a traffic controller to hold vehicles while the manoeuvre is undertaken.</p>	<p>This note relates to construction vehicles and therefore does not apply to the Operational Transport Plan</p>
8671	PART D - PRIOR TO OCCUPATIONAL OR COMMENCEMENT OF USE	D6 - Green Travel Plan	TfNSW	2	<p>TfNSW has endorsed the attached Transport Plan and request that you please note the following –</p> <p>There are multiple other construction activities occurring on Hickson Rd which are generating construction vehicle traffic and alterations to traffic arrangements. This project is going to add to construction vehicle movements and there must be communications with the other construction activities within the area.</p>	<p>This note relates to construction vehicles and therefore does not apply to the Operational Transport Plan</p>
8671	PART D - PRIOR TO OCCUPATIONAL OR COMMENCEMENT OF USE	D6 - Green Travel Plan	City of Sydney	1	<p>The submitted GTP is acceptable.</p>	<p>No further action required</p>

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SSD	PART	CONDITION/HEADING	AGENCY	COMMENT NO	AGENCY COMMENTS	RESPONSES
8671	PART D - PRIOR TO OCCUPATIONAL OR COMMENCEMENT OF USE	D7 - Point-to-Point Transport Management Plan	BDA / now INSW	NA	See D6 Comments and Responses	See D6 Comments and Responses
8671	PART D - PRIOR TO OCCUPATIONAL OR COMMENCEMENT OF USE	D7 - Point-to-Point Transport Management Plan	TfNSW	1	See D6 Comments and Responses	See D6 Comments and Responses
8671	PART D - PRIOR TO OCCUPATIONAL OR COMMENCEMENT OF USE	D7 - Point-to-Point Transport Management Plan	City of Sydney	1	<p>The plan has stated that with the measures and actions as outlined in the GTP the estimated private car trips will be around 12%. The proposed plan does not require any additional pick-up and drop-off plan for private vehicles and has demonstrated that the existing facility is able to meet regular and Peak Events need. It is acceptable. Please note that any future change in kerb side parking restriction must need a Traffic Committee Approval.</p> <p>Section 3.5 Summary and next steps, is supported – no changes to on-street parking required.</p>	No further action required
8671	PART D - PRIOR TO OCCUPATIONAL OR COMMENCEMENT OF USE	D8 - Coach Management Plan	BDA / now INSW	NA	See D6 Comments and Responses	See D6 Comments and Responses
8671	PART D - PRIOR TO OCCUPATIONAL OR COMMENCEMENT OF USE	D8 - Coach Management Plan	TfNSW	NA	See D6 Comments and Responses	See D6 Comments and Responses
8671	PART D - PRIOR TO OCCUPATIONAL OR COMMENCEMENT OF USE	D8 - Coach Management Plan	City of Sydney	NA	<p>Section 4.5 Summary and next steps, is supported – no changes to on-street parking required.</p> <p>The submitted plan does not propose any new coach drop off and pick up areas. The estimated demand is too low for school group tour only which can be accommodated within the existing arrangements. It has stated that the applicant will assess the need once fully functional and will investigate additional coach requirements if required. Transport Planning supports this.</p>	No further action required

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SSD	PART	CONDITION/HEADING	AGENCY	COMMENT NO	AGENCY COMMENTS	RESPONSES
		D9 - Service and Loading Dock Management Plan	City of Sydney	1	Section 6.4.1 Pottinger Street Bridge - Shore Shed 4/5: - Only vehicles that can enter and exit in a forward direction can use the Pottinger Street Bridge.	<p>The proponent believes that the WBAP Operational Transport Plan Section 6.4.1 is correct. The section states “Commercial vehicles larger than 8.8-metres have a minimum turning circle of 10 metres, therefore the 8.3-metre wide bridge is not suitable for such vehicles to enter and exit in a forward direction. As a result, commercial vehicles are required to reverse onto the bridge under traffic management to allow forward egress. There are existing geometrical constraints with the access arrangement that affect left turn from the bridge onto Pottinger Street for larger commercial vehicles. As such, STC personnel will manage access through the existing bollards at the no through end of Pottinger Street to allow vehicles to exit directly onto Windmill Street.</p> <p>Given the existing geometrical constraints that prevent all vehicles to be able to entry and exit the bridge in a forward direction, consultation with TfNSW in May 2020 has confirmed that vehicles may reverse into the site under traffic control.”</p> <p>STC Consultation on this item: At a meeting between Millers Point Community Resident Action Group (MPCRAG) and STC on 08 September 2020, STC presented their Pottinger Street Traffic Management Plan including their proposal to enter and exit in a forward direction. MPCRAG are supportive of the STC plan (see - 20200912 Email from MPCRAG RE confirming approval of the STC Traffic Mngt Plan)</p> <p>Pottinger Street Bridge has been used by STC in this way since 1983.</p> <p>Proponent proposes to proceed as per the Operational Transport Plan Section 6.4.1 following the TfNSW endorsement of the Operational Transport Plan and confirmation and clarification by Sydney Theatre Company (STC) of their operation with the MPCRAG.</p>
		D9 - Service and Loading Dock Management Plan	City of Sydney	2	Section 6.4.1 Pottinger Street Bridge - Shore Shed 4/5: - Pottinger Street is permanently closed at Windmill Street and as such all access to and from the Pottinger Street Bridge is via Pottinger Street at Hickson Road - approval will not be granted to open Pottinger Street at Windmill Street for deliveries. Alternative loading arrangements for larger deliveries must be reconsidered – either by barge or on Hickson Road (it should be noted that access to and from Hickson Road will be restricted due to Barangaroo public domain improvements and the Light Rail on George Street).	<p>To provide greater clarity and understanding of this issue a meeting with convened by Create NSW between CoS & Create NSW on 26 August to discuss loading dock & closing of Windmill St.</p> <p>Create NSW minutes of this meeting state:</p> <ul style="list-style-type: none">- City of Sydney noted the closure of Pottinger St at Windmill St is currently at concept stage. The worksite is nominated as a Heritage Conservation Area and held up with a heritage assessment. This has been an ongoing process for some time.- City of Sydney acknowledged that STC have not been consulted on the proposed works at Windmill St due to the status of the works.- There is no design for the works to pedestrianize Pottinger St at Windmill St. Design development would include consultation with all local stakeholders, including STC as a user of the roadway.- City of Sydney do not see the Windmill St access as a major concern, design development can accommodate vehicle access. <p>Sydney Theatre Company (STC) also presented to the MPCRAG and at a meeting between Millers Point Community Resident Action Group (MPCRAG) and STC on 08 September 2020, STC presented their Pottinger Street Traffic Management Plan. Subsequently MPCRAG are supportive of the STC plan and use of semi-trailers up to 12 times per year on Pottinger (see - 20200912 Email from MPCRAG RE confirming approval of the STC Traffic Mngt Plan)</p>
		D9 - Service and Loading Dock Management Plan	City of Sydney	3	Reverse movement to Pottinger Street from the Bridge is also not supported. An alternative proposal is required for 19m long trailers service vehicle parking.	Section 4 - Noted, there will be no reverse movements from the Bridge onto Pottinger St. Refer to section 6.4.1 as referenced in item 1 above.

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SSD	PART	CONDITION/HEADING	AGENCY	COMMENT NO	AGENCY COMMENTS	RESPONSES
8671	PART D - PRIOR TO OCCUPATIONAL OR COMMENCEMENT OF USE	D9 - Service and Loading Dock Management Plan	City of Sydney	4	The submitted management plan has estimated approximately 54 delivery requirements per day. Given there is a wide loading window (6:00 am to 12:00 midnight) each delivery could have 30 minutes to 1 hours window. The plan also suggests that the precinct will maintain a booking system and the delivery schedules will be kept away from waste operation. The submitted swept path has confirmed that MRV can be accessed and manoeuvring wharf 4/5 apron and pier 2/3 apron. The proposed SLDMP can be supported except for the long vehicles (larger than 8.8m MRV). A revised submission is required to demonstrate 19.0m service vehicle parking options.	<p>The City of Sydney raised a concern regarding vehicles longer than 8.8m, which is only relevant to Pottinger Street Bridge and the Sydney Theatre Company Loading Dock Management Plan.</p> <p>The Operational Transport Plan in Section 6.4.1 articulates the process for vehicles greater than 8.8m and at a meeting between Millers Point Community Resident Action Group (MPCRAG) and STC on 08 September 2020, STC presented their Pottinger Street Traffic Management Plan. MPCRAG are now supportive of STC plan and use of semi-trailers up to 12 times per year on Pottinger (see - 20200912 Email from MPCRAG RE confirming approval of the STC Traffic Mngt Plan).</p> <p>Articulated vehicles 19m long will only be used up to 12 times per year. They will be managed through the booking system, out of peak periods and planned well in advance, negating the requirements of 19m vehicle parking options. A revised submission is therefore not deemed necessary.</p>
		D9 - Service and Loading Dock Management Plan	City of Sydney	5	“The City’s Senior Engineer - Roads & Structures Assets has advised that it is the responsibility of the property owner under Pottinger Street to carry out the appropriate road assessment to determine the load limit that would not affect the property. Once the assessment is carried out, appropriate signs can be installed to restrict vehicles. We have provided this advice to Manage Meant (Walsh Bay precinct managers) but have not received a response from them.”	<p>Create NSW and STC have worked diligently to address the CoS comment in their supplementary consultation on this element.</p> <p>Create NSW: Create NSW can confirm that Manage Meant (Walsh Bay precinct managers) do not have the structural assessment 20200831 (see Email from Hickson Road Property Mangers RE Structural capacity advice)</p> <p>Create NSW also consulted with Transport for NSW, who confirmed that the control of the road is under City of Sydney council. TfNSW do not have information pertaining to the load capacity of the road itself (see - 20200910 Email from CI Property Managers RE Load Capacity of Pottinger St Bridge)</p> <p>Pottinger St was rebuilt between 1997 and 2001 and the capacity of the street has never previously been raised to STC or Create NSW during their long operation of the site. Create NSW & STC are continuing to work with the CoS to address this request however it should not preclude STC from using their loading dock as it was originally submitted in the Statement of Environment Effects for SSD7561.</p>
		D9 - Service and Loading Dock Management Plan	City of Sydney	6	With regards to the attached swept path plans that you forwarded to me, the plan shows that the vehicle needs to use the full width of Pottinger Street to enter and exit. The plan does not take into consideration on-street parking east and west of the Pottinger Street Bridge	STC provided a response to CoS (dated 18 August 2020) noted that this issue is generally resolved by the parked car spaces north and south of the bridge are generally taken up by STC employees, an STC vehicle or vacant, therefore straight forward for STC to manage.
		D9 - Service and Loading Dock Management Plan	City of Sydney	7	Condition E5 c) of SSD 7561 requires measures to minimise the use of 8.8 metre medium rigid vehicles. Would you be able to advise how the Sydney Theatre Company proposes to do this.	<p>CoS comment is incorrect. Section E5 c) states that the LDMP shall address “c) measures to ensure service vehicles accessing the site larger than an 8.8m medium rigid vehicle are minimised.”</p> <p>The Operational Transport Plan submitted to the CoS for comment specifically addressed this item in section 6.4.1. The Sydney Theatre Company has confirmed that 19m articulated vehicles will only be used up to 12 times per year. They will be managed through the booking system, out of peak periods and planned well in advance. The proponent believes that 12 times a year for vehicles of this size represents a measure to minimise vehicles larger than 8.8m in accordance with the consent.</p>

SSD 8671 and SSD 7561 Consent Conditions Comments Register

SSD	PART	CONDITION/HEADING	AGENCY	COMMENT NO	AGENCY COMMENTS	RESPONSES
		D9 - Service and Loading Dock Management Plan	City of Sydney	8	<p>While the revised operation and management plans are acceptable on transport planning grounds for the precinct except for the STC, Council is not confident that it satisfied the conditions fully. Particularly, SSD 8671 Condition D 9 (f) requiring all premises to satisfy loading and servicing requirements</p> <p>For reference: D9 (f) ensure all service and loading vehicles associated with the use of the premises are accommodated on site at all times.</p>	Condition D9(f) of SSD8671 relates to the development approved under that consent. The statement from Council that this condition has not been satisfied is incorrect. Condition D9(f) does not relate to any use of the precinct that falls under SSD7561 or any other approvals that exist for other premises within the precinct.
		D9 - Service and Loading Dock Management Plan	City of Sydney	9	<p>While the revised operation and management plans are acceptable on transport planning grounds for the precinct except for the STC, Council is not confident that it satisfied the conditions fully. Particularly, SSD 8671 condition D5 B (c) making particular reference to the STC.</p> <p>For reference: Updated Traffic, Pedestrian and Transport Management Plan D5 B During the first 3 months of operation after the Barangaroo Metro Station opening, an updated Traffic, Pedestrian and Transport Management Plan (TPTMP) shall be prepared by a suitably qualified person and submitted to TNSW (Sydney Coordination and Metro Delivery Offices) for its approval. The updated TPTMP must be prepared in consultation with Council, RMS, the Barangaroo Delivery Authority and TNSW (Sydney Coordination Office). The TPTMP shall address (but not be limited to):</p> <p>c) measures to mitigate the potential operation of concurrent events within and surrounding the site (e.g. Sydney Theatre Company, Pier 1 and Roslyn Packer Theatre);</p>	Approval is not sought for condition D5B. This comment from Council is not relevant to the documents for which approval of the Secretary is being sought.
8671	PART D - PRIOR TO OCCUPATIONAL OR COMMENCEMENT OF USE	D9 - Service and Loading Dock Management Plan	TfNSW	NA	See D6 Comments and Responses	See D6 Comments and Responses
8671	PART D - PRIOR TO OCCUPATIONAL OR COMMENCEMENT OF USE	D9 - Service and Loading Dock Management Plan	BDA / now INSW	NA	See D6 Comments and Responses	See D6 Comments and Responses
8671	PART D - PRIOR TO OCCUPATIONAL OR COMMENCEMENT OF USE	D10 - Shuttle Service Operation Plan	BDA / now INSW	NA	See D6 Comments and Responses	See D6 Comments and Responses
8671	PART D - PRIOR TO OCCUPATIONAL OR COMMENCEMENT OF USE	D10 - Shuttle Service Operation Plan	TfNSW	NA	See D6 Comments and Responses	See D6 Comments and Responses
8671	PART D - PRIOR TO OCCUPATIONAL OR COMMENCEMENT OF USE	D10 - Shuttle Service Operation Plan	City of Sydney	NA	The analysis show that the bus passenger demand can be accommodated within existing regular bus services and the operation of shuttle is not required at this stage. Council’s Transport Planners recommend that this requirement be further assessed once the precinct can be fully functional.	No further action required

SSD 8671 and SSD 7561 Consent Conditions Comments Register						
SSD	PART	CONDITION/HEADING	AGENCY	COMMENT NO	AGENCY COMMENTS	RESPONSES
8671	PART D - PRIOR TO OCCUPATIONAL OR COMMENCEMENT OF USE	D11 - Waste Management Plan	City of Sydney	1	I have received comments back from some internal units regarding the waste management plans and noise management plan submitted for consultation. No issues have been raised by the City's Waste Management Unit or the Health and Building Unit regarding these documents.	No further action required
8671	PART D - PRIOR TO OCCUPATIONAL OR COMMENCEMENT OF USE	D11 - Waste Management Plan	EPA	1	The EPA is the appropriate regulatory authority for the Walsh Bay Arts Precinct, and therefore must maintain a regulatory distance from operational management plans. As such we are unable to provide advice on the documentation.	No further action required
8671	PART D - PRIOR TO OCCUPATIONAL OR COMMENCEMENT OF USE	D12 - Operational Noise and Vibration Management Plan	Secretary- NSW Dpt. Of Planning	1	Initial Consultation Table 8: it appears as though events should start at 9am as per condition E7.	OPM Section 13 - Table 8, page 10 updated to reflect Event starting time at 9am.
		D12 - Operational Noise and Vibration Management Plan	Secretary- NSW Dpt. Of Planning	2	Initial Consultation Complaints management in section 5 should include reference that an email will be made available and also state the position of the person who will be primarily responsible for accepting and handling complaints. It must also include a requirement that the complaints are responded to in a timely and effective manner and details regarding further resolution of disputes if needed.	OPM Section 13 - Section 5.1, page 21 updated to include person responsible for managing complaints, that an email address will be provided on the website and resolutions will be sought in a timely manner, with dates of close out recorded.
		D12 - Operational Noise and Vibration Management Plan	Secretary- NSW Dpt. Of Planning	3	Initial Consultation A2 - Recommendations from Noise Impact Assessments doesn't include the following (that was submitted with the SSD 7561 RtS Addendum dated 3 April 2018): Existing onsite monitoring of noise levels to be continued on the Bar's western balcony and western walkway as per STC Noise Management Plan.	OPM Section 13 - Section 4.4.3 page 18 added to include requirement for noise monitoring at STC Bar Western Balcony between 10pm and 12am. No operations after 12am are currently permitted by Conditions.
8671	PART D - PRIOR TO OCCUPATIONAL OR COMMENCEMENT OF USE	D12 - Operational Noise and Vibration Management Plan	Secretary- NSW Dpt. Of Planning	1	Final Consultation Section 4.4.3 - the heading refers to the western walkway but the text refers to the western bar. I note the SSD 7561 RtS Addendum dated 3 April 2018 refers to: Existing onsite monitoring of noise levels to be continued on the Bar's western balcony and western walkway as per STC Noise Management Plan. Please amend for consistency.	OPM Section 13 - As requested and to be consistent with the STC Noise Management Plan, the Western Walkway has been added as a monitoring location.
		D12 - Operational Noise and Vibration Management Plan	Secretary- NSW Dpt. Of Planning	2	Final Consultation Please also confirm the origin of the 64 dBA as the noise level referred to in the monitoring in section 4.4.3? I note there are references to a 64 dBA limit during the daytime period but not night-time?	The 64dBA limit prior to 12am is derived from the STC Noise Management Plan which states: Up until 12am if the measured dB of any noise from the Bar is more than 10 dB above background (generally 54dB LAeq 15min) the SPL level of any amplified music is reduced. This noise limit provides more clarity than "10dB above background" because: - 'background' is an ambiguous term in acoustics and typically refers to the LA90 noise level, not the LAeq - Any measured background noise level on the night of an event would be affected by noise from the event, hence not an appropriate criteria - These measurements are not used to determine compliance, only to provide an indication on excessive noise levels on site, hence the existing indicative noise limit of 64dBA is considered appropriate.

SSD 8671 and SSD 7561 Consent Conditions Comments Register						
SSD	PART	CONDITION/HEADING	AGENCY	COMMENT NO	AGENCY COMMENTS	RESPONSES
		D12 - Operational Noise and Vibration Management Plan	Secretary- NSW Dpt. Of Planning	3	Final Consultation Please also place this mitigation measure with the others in the table in Appendix A2.	This is now been included
		D12 - Operational Noise and Vibration Management Plan	Secretary- NSW Dpt. Of Planning	4	Final Consultation Please address the errors with macros/cross-referencing on p. 15 & p. A6 (x2).	This has been addressed.
8671	PART D - PRIOR TO OCCUPATIONAL OR COMMENCEMENT OF USE	D12 - Operational Noise and Vibration Management Plan	City of Sydney	1	I have received comments back from some internal units regarding noise management plan submitted for consultation. No issues have been raised by the City's Health and Building Unit regarding these documents.	No further action required
8671	PART D - PRIOR TO OCCUPATIONAL OR COMMENCEMENT OF USE	D12 - Operational Noise and Vibration Management Plan	EPA	1	The EPA is the appropriate regulatory authority for the Walsh Bay Arts Precinct, and therefore must maintain a regulatory distance from operational management plans. As such we are unable to provide advice on the documentation.	No further action required
8671	PART D - PRIOR TO OCCUPATIONAL OR COMMENCEMENT OF USE	D14 - Wayfinding and Signage Strategy	Heritage Division	NA	Approved without comment	No further action required
7561	PART E - PRIOR TO OCCUPATIONAL OR COMMENCEMENT OF USE	E3 - Operational Plan of Management	Secretary- NSW Dpt. Of Planning	1	copies of correspondence with Council and government agencies, including any approvals	Section 1: Operational strategies (v1.4), clause 11, page 23
7561		E3 - Operational Plan of Management	Secretary- NSW Dpt. Of Planning	2	amended appendices for Food and Beverage and Wayfinding and Signage that refer to SSD 7561, and ensure any similar issues with other documents are addressed	Section 8: Food and beverage (v1.1), pages 2, 5, and 10 (of the PDF). Section 11: Wayfinding and signage (v1.2), clause '2 Introduction', page 3.

SSD 8671 and SSD 7561 Consent Conditions Comments Register

SSD	PART	CONDITION/HEADING	AGENCY	COMMENT NO	AGENCY COMMENTS	RESPONSES
7561	OCCUPATIONAL OR COMMENCEMENT OF USE	E3 - Operational Plan of Management	Secretary- NSW Dpt. Of Planning	3	clearly delineate between who is responsible for which activities, complaints, compliance, reporting, monitoring etc. across both the SSD 7561 & SSD 8671 consents	Section 1: Operational strategies (v1.4), clause 10, page 21
7561		E3 - Operational Plan of Management	Secretary- NSW Dpt. Of Planning	4	provide a website address or a commitment to doing so within an acceptable timeframe	Section 1: Operational strategies (v1.4), clause 10, page 21
7561		E3 - Operational Plan of Management	Secretary- NSW Dpt. Of Planning	5	corrected references to sections within the covering OPM	Section 1: Operational strategies (v1.4), 'Table clarifying OPM reference where consent conditions are addressed', page 7
7561	PART E - PRIOR TO OCCUPATIONAL OR COMMENCEMENT OF USE	E4 - Operational Noise and Vibration Management Plan	NA	NA	See D12 comments and responses	See D12 comments and responses
7561	PART E - PRIOR TO OCCUPATIONAL OR COMMENCEMENT OF USE	E5 - Loading Dock Management	City of Sydney	NA	See D9 comments and responses	See D9 comments and responses
7561	PART E - PRIOR TO OCCUPATIONAL OR COMMENCEMENT OF USE	E5 - Loading Dock Management	TfNSW	NA	See D9 comments and responses	See D9 comments and responses
7561	PART E - PRIOR TO OCCUPATIONAL OR COMMENCEMENT OF USE	E6 - Waste Management Plan	NA	NA	See D11 comments and responses	See D11 comments and responses
7561	PART E - PRIOR TO OCCUPATIONAL OR COMMENCEMENT OF USE	E7 - Green Travel Plan	City of Sydney	NA	See D6 comments and responses	See D6 comments and responses
7561	PART E - PRIOR TO OCCUPATIONAL OR COMMENCEMENT OF USE	E7 - Green Travel Plan	BDA / now INSW	NA	See D6 comments and responses	See D6 comments and responses
7561	PART E - PRIOR TO OCCUPATIONAL OR COMMENCEMENT OF USE	E7 - Green Travel Plan	TfNSW	NA	See D6 comments and responses	See D6 comments and responses
7561	PART E - PRIOR TO OCCUPATIONAL OR COMMENCEMENT OF USE	E8 - Wayfinding and Signage Strategy	Heritage Division	NA	See D14 comments and responses	See D14 comments and responses

Consultation with:

Department of Primary
Industries including

- Crown Lands
- Fisheries
- National Resources Access
Regulator

Consultation includes covering letter and agency
responses

27 July 2020

Attention: Mr Graeme White

Department of Primary Industries
161 Kite Street
Orange NSW 2000

Dear Mr White,

Via email

Re: Walsh Bay Arts Precinct (WBAP) and Refurbishment of Wharf Theatre at Wharf 4/5, Walsh Bay Operational Planning Consultation regarding SSD8671 & 7561 Consent Conditions

INSW is undertaking the State Significant Development of the Walsh Bay Arts Precinct which is a priority infrastructure project for the NSW Government. The redevelopment will create a public arts and cultural hub on Sydney's famous waterfront, while preserving its iconic waterfront heritage. It will become home to nine arts tenants including the Sydney Theatre Company.

We are writing to you to commence consultation with Department of Primary Industries for the development of an updated Operational Plan of Management, prior to submission to the Secretary of the Department of Planning and Environment for approval as required by the Development Consent conditions.

We ask that you review this documentation and provide any comments or confirmation of consultation by the 10th August 2020, in order that the Secretary of the Department of Planning and Environment can provide approval of this plan no later than September 2020.

SSD8671 relates to the works on Wharf 4/5 (excluding Sydney Theatre Company (STC), Wharf 4/5 Shore Sheds, Pier 2/3, and the wharf apron around wharf 4/5 and Pier 2/3. SSD7561 is for major upgrades to the Sydney Theatre Company tenancy within Wharf 4/5.

Infrastructure NSW (INSW) is the proponent for SSD8671 and STC is the proponent for SSD7561. INSW has been engaged by the NSW Government to deliver the project on behalf of Create NSW, who will manage the site after completion. INSW have been given authority by STC to act on their behalf throughout the consultation of the applicable documentation required by SSD7561 (please see the correspondence from STC attached).

The following operational plan has been developed to satisfy consent conditions prior to occupation/ use for SSD8671 and SSD 7561.

Operational Plan	SSD8671 Clause	SSD7561 Clause	Comments
Operational Plan of Management	D4		Port Authority of NSW consultation on WBAP OPM only.

To facilitate timely consultation of Create NSW's documentation, Chris Barling (INSW- WBAP Operational Readiness Manager) will liaise with you directly to respond to any questions or

comments you may have. We look forward to working together through this consultation to receive your confirmation, as applicable, as soon as possible.

Please contact Chris Barling (chris.barling@infrastructure.nsw.gov.au or 0467 795 254) in the first instance but should you require feel free to contact the undersigned.

Kind Regards,



Tom Gellibrand
Head of Project NSW- INSW



Attachment 1- INSW Approval to Consult of behalf of STC

Chris Barling

From: Jono Perry <auto-reply-mel@aconex.com>
Sent: Friday, 10 July 2020 5:17 PM
To: Chris Barling
Subject: SydThCo-GCOR-000275: Re: INSW Authority to act on behalf of STC For SSD Consent ACNXREF<zfdexdQXE6krsRd4MhoY4>

You have received a new **General Correspondence: SydThCo-GCOR-000275**

Project: WBAP
Type: General Correspondence
Mail Number: SydThCo-GCOR-000275
To: Mr Chris Barling, Infrastructure NSW
Cc: Mr Mark Ayto, Infrastructure NSW
Mr Julian Messer, Sydney Theatre Company
From: J Perry, Sydney Theatre Company
Sent: 10/07/2020 5:17:17 PM AEST (GMT +10:00)
Status: N/A
Subject: Re: INSW Authority to act on behalf of STC For SSD Consent

Hi Chris,
Confirming than INSW can act on STC's behalf in relation to SSD7561 consent conditions as outlined below.
Cheers,
Jono

Jono Perry | Wharf Renewal Project Director
Sydney Theatre Company
Fox Studios 103 U9, 38 Driver Avenue, Moore Park NSW 2021
PO Box 777 Millers Point NSW 2000
T: +61 (2) 9250 1718 | M: +61 414 305 476 | E: jperry@sydneytheatre.com.au
www.sydneytheatre.com.au

From: C Barling
Sent: 10/07/2020 4:46:50 PM AEST (GMT +10:00)
To: Jono Perry
Cc: Mark Ayto
Mail Number: INSWNSW-GCOR-003910
Subject: INSW Authority to act on behalf of STC For SSD Consent

Jono,
Please provide confirmation that the Sydney Theatre Company (STC) allows Infrastructure NSW (INSW) to act on behalf of the STC in relation to consultation with government agencies regarding the following operational planning documents as required under SSD7561 consent conditions;

- E3 Operational Plan of Management. Due to identical consent conditions it is agreed that one Operational Plan of Management will be developed for the whole site, by Create NSW, to satisfy SSD7561 and SSD8671,
- E5 Loading Dock Management Plan. Create NSW and STC, in consultation with JMT Consultants, will develop an Operational Transport Plan to satisfy SSD7561 Loading Dock Management Plan and also the transportation documentation required for SSD8671,
- E6 Waste Management Plan. INSW will submit the Sydney Theatre Company developed Waste Management Plan for the STC tenancy concurrent as required by SSD7561 with the WBAP Waste Management Plans for SSD8671, and
- E7 Green Travel Plan. Create NSW and STC, in consultation with JMT Consultants, will develop an Operational Transport Plan to satisfy SSD7561 Green Travel Plan requirements and also the transportation documentation required for SSD8671.

Kind Regards,
Chris Barling

Operational Readiness Manager (Walsh Bay Arts Precinct)
M 0467 795 254
E chris.barling@infrastructure.nsw.gov.au

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The Aconex Team

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Consultation with:

- Crown Lands

Barry Hayes

From: Stan Rees <stan.rees@crowmland.nsw.gov.au>
Sent: Friday, 21 August 2020 12:33 PM
To: Barry Hayes
Cc: Paul Layt
Subject: RE: WBAP Operational Plan of Management for Consultation - Check on whether Crown land is affected

Barry,

I have reviewed the information on SSD 8671 and SSD 7561 as these affect the Walsh Bay area and have found that there is no Crown land involved.

The waterway areas at Walsh Bay are owned by the Waterways Authority of NSW /the Maritime Authority of NSW.

Therefore DPIE |Crown Lands has no further comment on the proposals outlined in SSD 8671 & SSD 7561.

Regards

Stan Rees

Natural Resources Management Project Officer

Housing & Property-Crown Lands | Department of Planning, Industry and Environment

T: +61 2 9842 8327 | E: stan.rees@crowmland.nsw.gov.au

4 Parramatta Square, 12 Darcy St, Parramatta, NSW 2150

www.dpie.nsw.gov.au



Planning,
Industry &
Environment

The Department of Planning, Industry and Environment acknowledges that it stands on Country which always was and always will be Aboriginal land. We acknowledge the Traditional Custodians of the land and waters, and we show our respect for elders past, present and emerging. We are committed to providing places in which Aboriginal people are included socially, culturally and economically through thoughtful and collaborative approaches to our work.

From: Paul Layt <paul.layt@crowmland.nsw.gov.au>
Sent: Wednesday, 19 August 2020 5:01 PM
To: Stan Rees <stan.rees@crowmland.nsw.gov.au>
Subject: FW: WBAP Operational Plan of Management for Consultation

Hi Stan,

Can you give him a call please

Regards

Paul Layt
Group Leader Property Management

Housing and Property-Crown lands | Department of Planning, Industry and Environment
T 02 9842 8330 | M 0428 416 812 | E paul.layt@crownland.nsw.gov.au
4 Parramatta Square, 12 Darcy St, Parramatta, NSW 2150
www.dpie.nsw.gov.au

The Department of Planning, Industry and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

From: Lands Ministerials Mailbox <lands.ministerials@dpie.nsw.gov.au>
Sent: Wednesday, 19 August 2020 11:02 AM
To: Crownland Metro Mailbox <metro.crownlands@crownland.nsw.gov.au>; Ben Tax <ben.tax@crownland.nsw.gov.au>; Paul Layt <paul.layt@crownland.nsw.gov.au>; Chris Wright <chris.wright@crownland.nsw.gov.au>
Subject: Fw: WBAP Operational Plan of Management for Consultation

Hi All

I have just had a phone call from Barry Hayes regarding this request.

Can someone please call him back as soon as possible today to discuss.

Barry Hayes
Project Manager ((Walsh Bay Arts Precinct))

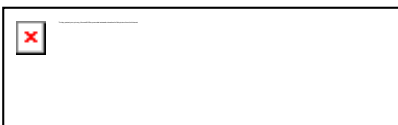
M 0415 444 724
E barry.hayes@infrastructure.nsw.gov.au | www.insw.com
Level 27, 201 Kent St, Sydney NSW 2000

Thanks
Kirstyn

Lands Stakeholder Relations

Team telephone numbers: Rebecca Johnson, Principal Project Officer, 4920 5040; Kirstyn Goulding, Administration Officer - Customer Liaison, 4920 5058; Kim Fitzpatrick, Senior Project Officer, 4920 5015, Deb Alterator, Project Support Officer 4920 5172

Crown Lands | Department of Planning, Industry and Environment
E lands.ministerials@dpie.nsw.gov.au
Level 4, 437 Hunter Street Newcastle NSW 2295
www.dpie.nsw.gov.au



Our Vision: Together, we create thriving environments, communities and economies.

The Department of Planning, Industry and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

From: Lands Ministerials Mailbox <lands.ministerials@dpie.nsw.gov.au>
Sent: Monday, 17 August 2020 11:07 AM
To: Crownland Metro Mailbox <metro.crownlands@crownland.nsw.gov.au>
Subject: Fw: WBAP Operational Plan of Management for Consultation

Hi

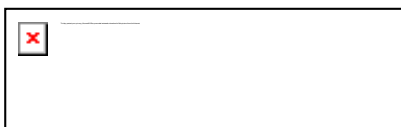
For your direct response to Barry Hayes.

Thanks
Kirstyn

Lands Stakeholder Relations

Team telephone numbers: Rebecca Johnson, Principal Project Officer, 4920 5040; Kirstyn Goulding, Administration Officer - Customer Liaison, 4920 5058; Kim Fitzpatrick, Senior Project Officer, 4920 5015, Deb Alterator, Project Support Officer 4920 5172

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E lands.ministerials@dpie.nsw.gov.au
Level 4, 437 Hunter Street Newcastle NSW 2295
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From: Alistair Drew <alistair.drew@dpie.nsw.gov.au>
Sent: Monday, 17 August 2020 9:40 AM
To: lands.ministerials@industry.nsw.gov.au <lands.ministerials@industry.nsw.gov.au>; DPI AHP Central Mailbox <ahp.central@dpi.nsw.gov.au>; nrar.servicedesk@industry.nsw.gov.au <nrar.servicedesk@industry.nsw.gov.au>

Cc: Chris Barling <chris.barling@infrastructure.nsw.gov.au>; Mark Ayto <Mark.Ayto@infrastructure.nsw.gov.au>; Patrick Buckle <patrick.buckle@create.nsw.gov.au>; Barry Hayes <Barry.Hayes@infrastructure.nsw.gov.au>
Subject: Re: WBAP Operational Plan of Management for Consultation

Hi NRAR, Lands and Fisheries,

Please review and provide your comments directly to Barry Hayes.

Regards,

Alistair Drew

Project Officer | Assessments
Water | Department of Planning, Industry and Environment
Level 3, 26 Honeysuckle Drive, Newcastle NSW 2300
M 0417 626 567 | **E** alistair.drew@dpie.nsw.gov.au

www.dpie.nsw.gov.au



Our Vision: Together, we create thriving environments, communities and economies.

The Department of Planning, Industry and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

From: Barry Hayes <Barry.Hayes@infrastructure.nsw.gov.au>
Sent: Thursday, 13 August 2020 3:33 PM
To: lands.ministerials@industry.nsw.gov.au <lands.ministerials@industry.nsw.gov.au>; DPI AHP Central Mailbox <ahp.central@dpi.nsw.gov.au>; nrar.servicedesk@industry.nsw.gov.au <nrar.servicedesk@industry.nsw.gov.au>; Alistair Drew <alistair.drew@dpie.nsw.gov.au>
Cc: Chris Barling <chris.barling@infrastructure.nsw.gov.au>; Mark Ayto <Mark.Ayto@infrastructure.nsw.gov.au>; Patrick Buckle <patrick.buckle@create.nsw.gov.au>
Subject: WBAP Operational Plan of Management for Consultation

Dear Alistair,

I am the Project Manager at the Walsh Bay Arts Precinct redevelopment and am writing to you to commence consultation with the Department of Primary Industries (for the development of an updated Operational Plan of Management, prior to submission to the Secretary of the Department of Planning and Environment for approval as required by the Development Consent conditions for SSD8671, Walsh Bay Arts & Cultural Precinct and SSD7561, Sydney Theatre Company.

Please see attached a covering letter from Tom Gellibrand, Infrastructure NSW- Head of Project NSW explaining the submission and (due to file size) a link to the Operational Plan of Management for your review.

<https://we.tl/t-ivl5CMrr5o>

(Please note this link expires in 7 days)

Thanks for your assistance and please don't hesitate to contact me should you have any questions. I will touch base with you next week to confirm receipt of the submission.

Regards,
Barry Hayes
Project Manager ((Walsh Bay Arts Precinct))

M 0415 444 724

E barry.hayes@infrastructure.nsw.gov.au | www.insw.com

Level 27, 201 Kent St, Sydney NSW 2000



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Consultation with:

- Fisheries

Our Ref: C20/519

21 August 2020

Your Ref: SSD-8671 & SSD-7561

Mr Barry Hayes
Project Manager (Walsh Bay Arts Precinct)
Level 27, 201 Kent Street
Sydney NSW 2000
c/o: barry.hayes@infrastructure.nsw.gov.au

Mr Hayes,

**Consultation for condition D4 post-approval Walsh Bay Arts &
Cultural Precinct (WBAP) (SSD-8761 & SSD-7561)**

Thank you for your referral of 19/08/2020 seeking comment on the proposal from **DPI Fisheries**, a division of NSW Department of Primary Industries on the proposed works stated above.

DPI Fisheries is responsible for ensuring that fish stocks are conserved and that there is no net loss of key fish habitats upon which they depend. To achieve this, DPI Fisheries ensures that developments comply with the requirements of the *Fisheries Management Act 1994* (FM Act) (namely the aquatic habitat protection and threatened species conservation provisions in Parts 7 and 7A of the Act, respectively), and the associated *Policy and Guidelines for Fish Habitat Conservation and Management (2013)*. DPI Fisheries is also responsible for ensuring the sustainable management of commercial, recreational and Aboriginal cultural fishing, aquaculture, marine parks and aquatic reserves within NSW.

DPI Fisheries have reviewed the draft Operational Plan of Management for the WBAP (SSD-8761 & SSD-7561). It is considered that the consultation requirements for Condition D4 - to liaise with DPI Fisheries in the preparation of the Operational Plan of Management, **has been satisfied. DPI Fisheries raises no concerns with the above-mentioned plan.**

If you require any further information, please contact Josi Hollywood on (02) 4222 8311 or josi.hollywood@dpi.nsw.gov.au

Yours sincerely,



Scott Carter
Senior Fisheries Manager, Coastal Systems Unit

Consultation with:

- National Resources Access
Regulator

Barry Hayes
Infrastructure NSW
Level 27
201 Kent Street
Sydney NSW 2000

Our ref: OUT20/10832

Emailed: barry.hayes@infrastructure.nsw.gov.au

Dear Barry,

8 September 2020

Walsh Bay Arts and Cultural Precinct (SSD 8671 and SSD 7561) – Operational Plan of Management

Thank you for giving the Natural Resources Access Regulator the opportunity to review the Operational Plan of Management (OPM) prepared for the Walsh Bay Arts Precinct (SSD 8671) and the Sydney Theatre Company (SSD 7561) state significant developments. NRAR understands the OPM has been prepared to satisfy consent condition D4 under SSD 8671.

NRAR has reviewed the plan and provides the following comments:

- 1 The OPM has included a Water Management Plan in Section 14 which is accepted by NRAR.
- 2 The Water Management Plan clearly states the extraction of groundwater is not required. If groundwater extraction were required appropriate licences and approvals should be sought from NRAR.
- 3 The Water Management Plan does not mention a requirement to extract water from surface water sources. Potable water will be supplied to the site and stormwater collected for re-use with excess discharged to Sydney Harbour. If surface water extraction were required appropriate licences and approvals should be sought from NRAR.
- 4 NRAR has no further comment and will not need to review any amendments to the document unless it is identified water is required from surface water or groundwater sources managed under Water Sharing Plans.

Should you have any further queries in relation to this submission please do not hesitate to contact the Natural Resources Access Regulator's Service Support Team at nrar.servicedesk@industry.nsw.gov.au.

Yours sincerely



Alison Collaros
Licensing and Approvals Manager (East)
Natural Resources Access Regulator
Department of Planning, Industry and Environment

Consultation with:

Environmental Protection Agency

Consultation includes covering letter and agency responses

27 July 2020

Attention: EPA Planning Team

Environmental Protection Authority
4 Parramatta Square,
12 Darcy Street,
Parramatta NSW 2150

Dear Sir/ Madam,

Via email

Re: Walsh Bay Arts Precinct (WBAP) and Refurbishment of Wharf Theatre at Wharf 4/5, Walsh Bay Operational Planning Consultation regarding SSD8671 & 7561 Consent Conditions

INSW is undertaking the State Significant Development of the Walsh Bay Arts Precinct which is a priority infrastructure project for the NSW Government. The redevelopment will create a public arts and cultural hub on Sydney's famous waterfront, while preserving its iconic waterfront heritage. It will become home to nine arts tenants including the Sydney Theatre Company.

We are writing to you to commence consultation with Environmental Protection Authority in the development of an updated Operational Plan of Management, Waste Management Plan and Operational Noise and Vibration Management Plan prior to submission to the Secretary of the Department of Planning and Environment for approval as required by the Development Consent conditions.

We ask that you review this documentation and provide any comments or confirmation of consultation by the 10th August 2020, in order that the Secretary of the Department of Planning and Environment can provide approval of this plan no later than September 2020.

SSD8671 relates to the works on Wharf 4/5 (excluding Sydney Theatre Company (STC), Wharf 4/5 Shore Sheds, Pier 2/3, and the wharf apron around wharf 4/5 and Pier 2/3. SSD7561 is for major upgrades to the Sydney Theatre Company tenancy within Wharf 4/5.

Infrastructure NSW (INSW) is the proponent for SSD8671 and STC is the proponent for SSD7561. INSW has been engaged by the NSW Government to deliver the project on behalf of Create NSW, who will manage the site after completion. INSW have been given authority by STC to act on their behalf throughout the consultation of the applicable documentation required by SSD7561 (please see the correspondence from STC attached).

The following operational plan has been developed to satisfy consent conditions prior to occupation/ use for SSD8671 and SSD 7561.

Operational Plan	SSD8671 Clause	SSD7561 Clause	Comments
Operational Plan of Management	D4		Port Authority of NSW consultation on WBAP OPM only..
Waste Management Plan	D11	E6	This is covered by two separate Waste Management Plans

Operational Plan	SSD8671 Clause	SSD7561 Clause	Comments
			SSD8671- Arup, SSD7561- STC
Operational Noise & Vibration Management Plan	D12	E4	Consent conditions are addressed in one Operational Plan of Management, authored by Arup.

To facilitate timely consultation of Create NSW's documentation, Chris Barling (INSW- WBAP Operational Readiness Manager) will liaise with you directly to respond to any questions or comments you may have. We look forward to working together through this consultation to receive your confirmation, as applicable, as soon as possible.

Please contact Chris Barling (chris.barling@infrastructure.nsw.gov.au or 0467 795 254) in the first instance but should you require feel free to contact the undersigned.

Kind Regards,



Tom Gellibrand
Head of Project NSW- INSW



Attachment 1- INSW Approval to Consult of behalf of STC

Chris Barling

From: Jono Perry <auto-reply-mel@aconex.com>
Sent: Friday, 10 July 2020 5:17 PM
To: Chris Barling
Subject: SydThCo-GCOR-000275: Re: INSW Authority to act on behalf of STC For SSD Consent ACNXREF<zfdexdQXE6krsRd4MhoY4>

You have received a new **General Correspondence: SydThCo-GCOR-000275**

Project: WBAP
Type: General Correspondence
Mail Number: SydThCo-GCOR-000275
To: Mr Chris Barling, Infrastructure NSW
Cc: Mr Mark Ayto, Infrastructure NSW
Mr Julian Messer, Sydney Theatre Company
From: J Perry, Sydney Theatre Company
Sent: 10/07/2020 5:17:17 PM AEST (GMT +10:00)
Status: N/A
Subject: Re: INSW Authority to act on behalf of STC For SSD Consent

Hi Chris,
Confirming than INSW can act on STC's behalf in relation to SSD7561 consent conditions as outlined below.
Cheers,
Jono

Jono Perry | Wharf Renewal Project Director
Sydney Theatre Company
Fox Studios 103 U9, 38 Driver Avenue, Moore Park NSW 2021
PO Box 777 Millers Point NSW 2000
T: +61 (2) 9250 1718 | M: +61 414 305 476 | E: jperry@sydneytheatre.com.au
www.sydneytheatre.com.au

From: C Barling
Sent: 10/07/2020 4:46:50 PM AEST (GMT +10:00)
To: Jono Perry
Cc: Mark Ayto
Mail Number: INSWNSW-GCOR-003910
Subject: INSW Authority to act on behalf of STC For SSD Consent

Jono,
Please provide confirmation that the Sydney Theatre Company (STC) allows Infrastructure NSW (INSW) to act on behalf of the STC in relation to consultation with government agencies regarding the following operational planning documents as required under SSD7561 consent conditions;

- E3 Operational Plan of Management. Due to identical consent conditions it is agreed that one Operational Plan of Management will be developed for the whole site, by Create NSW, to satisfy SSD7561 and SSD8671,
- E5 Loading Dock Management Plan. Create NSW and STC, in consultation with JMT Consultants, will develop an Operational Transport Plan to satisfy SSD7561 Loading Dock Management Plan and also the transportation documentation required for SSD8671,
- E6 Waste Management Plan. INSW will submit the Sydney Theatre Company developed Waste Management Plan for the STC tenancy concurrent as required by SSD7561 with the WBAP Waste Management Plans for SSD8671, and
- E7 Green Travel Plan. Create NSW and STC, in consultation with JMT Consultants, will develop an Operational Transport Plan to satisfy SSD7561 Green Travel Plan requirements and also the transportation documentation required for SSD8671.

Kind Regards,
Chris Barling

Operational Readiness Manager (Walsh Bay Arts Precinct)
M 0467 795 254
E chris.barling@infrastructure.nsw.gov.au

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Barry Hayes

From: Anna Timbrell <Anna.Timbrell@epa.nsw.gov.au>
Sent: Friday, 31 July 2020 2:29 PM
To: Chris Barling
Cc: Sarah Thomson
Subject: Walsh Bay Arts Precinct and Refurbishment of Wharf Theatre - SSD 8671 and SSD 7561 - Consultation with the EPA

Hi Chris

Thank you for your correspondence dated 27 July 2020 regarding operational planning consultation in relation to the Walsh Bay Arts precinct.

We note your submission of documentation to the EPA to satisfy conditions D4, D11 and D12 of SSD 8671 and conditions E6 and E4 of SSD 7561.

The EPA is the appropriate regulatory authority for the Walsh Bay Arts Precinct, and therefore must maintain a regulatory distance from operational management plans.

As such we are unable to provide advice on the documentation.

Kind regards

Anna Timbrell

Environmental Planning Officer – Metropolitan Infrastructure

Metropolitan Branch, NSW Environment Protection Authority

Ph: 02 9274 6345

anna.timbrell@epa.nsw.gov.au www.epa.nsw.gov.au [info@EPA NSW](mailto:info@epa.nsw.gov.au)

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Please send all official correspondence to metropolitan.transport@epa.nsw.gov.au



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Consultation with:

Fire Rescue NSW (FRNSW)

Consultation includes covering letter and agency responses

17 July 2020

Attention Daire Fleming

Fire Rescue NSW
1 Amarina Avenue,
Greenacre NSW 2190

Dear Mr Fleming,

Via email

Re: Walsh Bay Arts Precinct (WBAP) and Refurbishment of Wharf Theatre at Wharf 4/5, Walsh Bay Operational Planning Consultation regarding SSD8671 & 7561 Consent Conditions

INSW is undertaking the State Significant Development of the Walsh Bay Arts Precinct which is a priority infrastructure project for the NSW Government. The redevelopment will create a public arts and cultural hub on Sydney's famous waterfront, while preserving its iconic waterfront heritage. It will become home to nine arts tenants including the Sydney Theatre Company.

We are writing to you to commence consultation with Fire & Rescue NSW for the development of an updated Operational Plan of Management, prior to submission to the Secretary of the Department of Planning and Environment for approval as required by the Development Consent conditions.

We ask that you review this documentation and provide any comments or confirmation of consultation by the 3rd August 2020, in order that the Secretary of the Department of Planning and Environment can provide approval of this plan no later than September 2020.

SSD8671 relates to the works on Wharf 4/5 (excluding Sydney Theatre Company (STC), Wharf 4/5 Shore Sheds, Pier 2/3, and the wharf apron around wharf 4/5 and Pier 2/3. SSD7561 is for major upgrades to the Sydney Theatre Company tenancy within Wharf 4/5.

Infrastructure NSW (INSW) is the proponent for SSD8671 and STC is the proponent for SSD7561. INSW has been engaged by the NSW Government to deliver the project on behalf of Create NSW, who will manage the site after completion. INSW have been given authority by STC to act on their behalf throughout the consultation of the applicable documentation required by SSD7561 (please see the correspondence from STC attached).

The following operational plan has been developed to satisfy consent conditions prior to occupation/ use for SSD8671 and SSD 7561.

Operational Plan	SSD8671 Clause	SSD7561 Clause	Comments
Operational Plan of Management	D4	E3	Consent conditions identical and therefore addressed in one Operational Plan of Management, authored by Create NSW.

Operational Plan of Management Submission

The Operational Plan of Management has been developed with separate sections to address the SSD consent conditions.

The attached Operational Plan of Management includes all sections, except section 10 Waste Management Plan, section 12 Environmental Management Plan and Section 14 Water Management. We ask that you review and provide any comments or confirmation of consultation on the submission sections 1-9, 11 and 13, with the subsequent sections to be submitted to you in early August 2020.

The sections submitted today address areas related to your agency and we hope this facilitates a quicker final review when the remaining sections are submitted.

Section	Title of section	Operational requirement addressed	Submission Status
1	Operational Plan of Management	Plan structure, governance, hours of operation, events & licencing & community consultation.	In this submission
2	Tenant fit out guidelines	Tenancy fit out requirements, including approvals and heritage conservation guidelines	In this submission
3	Event management	Pre-event planning, approvals, event logistics and setup	In this submission
4	Traffic and transport	Traffic management strategies, including public access, loading and unloading, sustainable travel and parking requirements	In this submission
5	Facilities management	Facilities management strategies and process requirements	In this submission
6	Heritage and conservation management	Conservation Management Plan, Heritage Interpretation Strategy and Fit-out Guidelines	In this submission
7	Security management	Security and access control requirements, including surveillance	In this submission
8	Food and beverage	Food and beverage compliance for operators within the precinct	In this submission
9	Fire safety, emergency management and WHS	Emergency management controls, incident response and WHS management	In this submission
10	Waste management plan	Waste and associated environmental management controls	Future submission (August 2020)
11	Wayfinding and signage	Wayfinding and signage strategy, branding and tenant guidelines	In this submission
12	Environmental management plan	Management and monitoring of environmental performance	Future submission (August 2020)
13	Noise and vibration	Established noise management and monitoring protocols	In this submission

Section	Title of section	Operational requirement addressed	Submission Status
14	Water management plan	Conservation of environmental conditions relating to the water and water's edge	Future submission (August 2020)

To facilitate timely consultation of Create NSW's documentation, Chris Barling (INSW- WBAP Operational Readiness Manager) will liaise with you directly to respond to any questions or comments you may have. We look forward to working together through this consultation to receive your confirmation, as applicable, as soon as possible.

Please contact Chris Barling (chris.barling@infrastructure.nsw.gov.au or 0467 795 254) in the first instance but should you require feel free to contact the undersigned.

Kind Regards,



Tom Gellibrand
Head of Project NSW- INSW



Attachment 1- INSW Approval to Consult of behalf of STC

Chris Barling

From: Jono Perry <auto-reply-mel@aconex.com>
Sent: Friday, 10 July 2020 5:17 PM
To: Chris Barling
Subject: SydThCo-GCOR-000275: Re: INSW Authority to act on behalf of STC For SSD Consent ACNXREF<zfdexdQXE6krsRd4MhoY4>

You have received a new **General Correspondence: SydThCo-GCOR-000275**

Project: WBAP
Type: General Correspondence
Mail Number: SydThCo-GCOR-000275
To: Mr Chris Barling, Infrastructure NSW
Cc: Mr Mark Ayto, Infrastructure NSW
Mr Julian Messer, Sydney Theatre Company
From: J Perry, Sydney Theatre Company
Sent: 10/07/2020 5:17:17 PM AEST (GMT +10:00)
Status: N/A
Subject: Re: INSW Authority to act on behalf of STC For SSD Consent

Hi Chris,
Confirming than INSW can act on STC's behalf in relation to SSD7561 consent conditions as outlined below.
Cheers,
Jono

Jono Perry | Wharf Renewal Project Director
Sydney Theatre Company
Fox Studios 103 U9, 38 Driver Avenue, Moore Park NSW 2021
PO Box 777 Millers Point NSW 2000
T: +61 (2) 9250 1718 | M: +61 414 305 476 | E: jperry@sydneytheatre.com.au
www.sydneytheatre.com.au

From: C Barling
Sent: 10/07/2020 4:46:50 PM AEST (GMT +10:00)
To: Jono Perry
Cc: Mark Ayto
Mail Number: INSWNSW-GCOR-003910
Subject: INSW Authority to act on behalf of STC For SSD Consent

Jono,
Please provide confirmation that the Sydney Theatre Company (STC) allows Infrastructure NSW (INSW) to act on behalf of the STC in relation to consultation with government agencies regarding the following operational planning documents as required under SSD7561 consent conditions;

- E3 Operational Plan of Management. Due to identical consent conditions it is agreed that one Operational Plan of Management will be developed for the whole site, by Create NSW, to satisfy SSD7561 and SSD8671,
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Kind Regards,
Chris Barling

Operational Readiness Manager (Walsh Bay Arts Precinct)
M 0467 795 254
E chris.barling@infrastructure.nsw.gov.au

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Regards,
The Aconex Team

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27 July 2020

Attention Daire Fleming

Fire Rescue NSW
1 Amarina Avenue,
Greenacre NSW 2190

Dear Mr Fleming,

Via email

Re: Walsh Bay Arts Precinct (WBAP) and Refurbishment of Wharf Theatre at Wharf 4/5, Walsh Bay Operational Planning Consultation regarding SSD8671 & 7561 Consent Conditions

Further to our letter on the 17th July 2020 please see attached the finalised sections of the WBAP and Sydney Theatre Company Operational Plan of Management.

We ask that you review this documentation and provide any comments or confirmation of consultation by the 10th August 2020, in order that the Secretary of the Department of Planning and Environment can provide approval of this plan no later than September 2020.

Operational Plan of Management Second Submission

As previously noted the Operational Plan of Management has been developed with separate sections to address the SSD consent conditions. The attached Operational Plan of Management includes the three outstanding sections which were not provided with the submission on the 17th July 2020.

For completeness and ease of reference we have included **all sections** of the Operational Plan of Management as listed in the table below in this submission.

Section	Title of section	Operational requirement addressed	Submission Status
1	Operational Plan of Management	Plan structure, governance, hours of operation, events & licencing & community consultation.	Submitted 17 th July 2020
2	Tenant fit out guidelines	Tenancy fit out requirements, including approvals and heritage conservation guidelines	Submitted 17 th July 2020
3	Event management	Pre-event planning, approvals, event logistics and setup	Submitted 17 th July 2020
4	Traffic and transport	Traffic management strategies, including public access, loading and unloading, sustainable travel and parking requirements	Submitted 17 th July 2020
5	Facilities management	Facilities management strategies and process requirements	Submitted 17 th July 2020
6	Heritage and conservation management	Conservation Management Plan, Heritage Interpretation Strategy and Fit-out Guidelines	Submitted 17 th July 2020

Section	Title of section	Operational requirement addressed	Submission Status
7	Security management	Security and access control requirements, including surveillance	Submitted 17 th July 2020
8	Food and beverage	Food and beverage compliance for operators within the precinct	Submitted 17 th July 2020
9	Fire safety, emergency management and WHS	Emergency management controls, incident response and WHS management	Submitted 17 th July 2020
10	Waste management plan	Waste and associated environmental management controls	In this submission
11	Wayfinding and signage	Wayfinding and signage strategy, branding and tenant guidelines	Submitted 17 th July 2020
12	Environmental management plan	Management and monitoring of environmental performance	In this submission
13	Noise and vibration	Established noise management and monitoring protocols	Submitted 17 th July 2020
14	Water management plan	Conservation of environmental conditions relating to the water and water's edge	In this submission

To facilitate timely consultation of Create NSW's documentation, Chris Barling (INSW- WBAP Operational Readiness Manager) will liaise with you directly to respond to any questions or comments you may have. We look forward to working together through this consultation to receive your confirmation, as applicable, as soon as possible.

Please contact Chris Barling (chris.barling@infrastructure.nsw.gov.au or 0467 795 254) in the first instance but should you require feel free to contact the undersigned.

Kind Regards,



Tom Gellibrand
Head of Project NSW- INSW

Barry Hayes

From: Fire Safety <FireSafety@fire.nsw.gov.au>
Sent: Monday, 17 August 2020 3:06 PM
To: INSW Accounts
Cc: Chris Barling
Subject: Email Out - Response to Written report Application - Conditions of Consent - Walsh Bay Arts Precinct - 15 Hickson Road Dawes Point
Attachments: Email Out - Response to Written report Application - Conditions of ~ 15 Hickson Road Dawes Point.pdf

Attn: Infrastructure NSW

Please find attached correspondence in regards to the above premises.

If you have any further queries regarding this matter, please contact the Fire Safety Branch on 9742 7434 quoting your reference number.

Regards,



Administration Officer

Fire Safety Administration Unit

Community Safety Directorate | Fire and Rescue NSW

T: (02) 9742 7434

1 Amarina Ave, Greenacre, NSW 2190 | Locked Bag 12, Greenacre, NSW 2190

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www.fire.nsw.gov.au



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File Ref. No: FRN16/1397-1 BFS20/2305 (12324)
TRIM Ref. No: D20/065100
Contact: Engineer Duke Ismael

17/08/2020

INFRASTRUCTURE NSW
PO BOX R220, ROYAL EXCHANGE
NSW 122

Email: accounts@infrastructure.nsw.gov.au

Dear, Infrastructure NSW

Re: OPERATIONAL PLAN OF MANAGEMENT FOR WALSH BAY ARTS PRECINCT – WHARF 4/5 & PIER 2/3 HICKSON ROAD, WALSH BAY

I refer to your correspondence dated 17 July 2020 requesting Fire and Rescue NSW (FRNSW) provide consultation on the Operational Plan of Management for the Walsh Bay Arts Precinct – Wharf 4/5 & Pier 2/3 Hickson Road, Walsh Bay.

The submission consisted of the following documentation:

- The Operational Plan of Management
- SSD8671 condition D4
- SSD7561 condition E3

Consent Conditions

The consent documents issued by the Minister of Planning (Application No. SSD 8671 – D4 and SSD 7561 – E3)) outline the following conditions with regards to the Operational Plan of Management:



Operational Plan of Management

- E3 Prior to issue of an Occupation Certificate, an updated **Operational Plan of Management** (OPM) prepared by a suitably qualified person shall be submitted to and approved by the Secretary. The OPM must be prepared in consultation with Council, TNSW, RMS, FRNSW, and the Heritage Division. The OPM shall address (but not be limited to):
- a) governance and operational strategies for the precinct;
 - b) roles and responsibilities of key employees involved in overseeing the management and operation of the precinct;
 - c) hours of operation;
 - d) statutory approvals applying to the operation of the precinct;
 - e) documentation and incorporation of all management plans, strategies and guidelines required under this part of the consent;
 - f) detail how the environmental performance of the development would be monitored and managed, and identify what actions would be taken to address potential impacts;
 - g) event management, loading and unloading, sustainable travel, traffic, transport access and parking, pedestrian access, noise and vibration, heritage and conservation management, security and staff management, emergency management/evacuation and incident response protocols, alcohol and food management, occupational health and safety, infrastructure and services management, patron safety, waste management, water management, wayfinding and signage and lighting; and
 - h) community consultation and complaints management.

Prior to occupation or commencement of the use, a copy of the OPM must be submitted to the Council and the PCA.

Operational Plan of Management

- D4 Prior to occupation or commencement of the use, an updated **Operational Plan of Management** (OPM) prepared by a suitably qualified person shall be submitted to and approved by the Secretary. The OPM must be prepared in consultation with Council, TNSW, RMS, FRNSW, DPI, the EPA, the Heritage Division, NSW Police and the Port Authority of NSW. The OPM shall address (but not be limited to):
- a) governance and operational strategies for the precinct;
 - b) roles and responsibilities of key employees involved in overseeing the management and operation of the precinct;
 - c) hours of operation;
 - d) statutory approvals applying to the operation of the precinct;
 - e) documentation and incorporation of all management plans, strategies and guidelines required under this part of the consent;
 - f) detail how the environmental performance of the development would be monitored and managed, and identify what actions would be taken to address potential impacts;
 - g) event management, loading and unloading, sustainable travel, traffic, transport access and parking, pedestrian access, noise and vibration, heritage and conservation management, security and staff management, emergency management/evacuation and incident response protocols, alcohol and food management, occupational health and safety, infrastructure and services management, patron safety, waste management, water management, wayfinding and signage and lighting; and
 - h) community consultation and complaints management procedures.

Prior to occupation or commencement of the use, a copy of the OPM must be submitted to the Council and the Certifying Authority.

With regards to the consent conditions listed above, FRNSW provide the following comments:

On 31 May 2019, FRNSW provided extensive feedback on the Operational Plan of Management for Walsh Bay Arts Precinct, Version 1.0, dated 18 April 2019.

FRNSW was conditionally satisfied with the details submitted, subject to the following being adopted.

(a) All recommendations and comments provided in the following Table be adopted and addressed.

FRNSW comments in relation to the Operational Plan of Management for Walsh Bay Arts Precinct (Version 1.0, dated 18 April 2019) have been provided below for ease of reference:

Operational Plan of Management Section	Item	Comment
Page 18 of 42	Precinct Response	This section states that "[o]nce the emergency services have declared that their role is complete, control of the site will be handed back to the Create NSW Property Manager. The ERP will address how the Property Manager or its designated representative will deactivate the emergency plan and facilitate restoration and reconstruction activities to assume normal operations of the site in consultation with affected stakeholders and tenants". There appears to be no information provided within the ERMPs for both the Pier 2/3 and the Wharf 4/5 premises with regards to instructions to deactivate the emergency plan and facilitate restoration. FRNSW notes that only post emergency debriefs have been proposed for the aftermaths or conclusion of an emergency.
Pages 19-20 of 42	Raising the Alarm	It appears that the current version of the ERMPs do not currently provide any instructions as to how the emergency would be communicated to the adjacent facilities and who would be contacted. FRNSW recommend this information be provided either in the OPM and/or in the ERMPs.
Page 20 of 42	Fire / Gas Leak / Explosion / Spills	Page 18 of the OPM states that the emergency services are to hand back the control of the site to the Property Manager through a designated representative, which is confirmed on page 20 to be the Chief Warden for the site (listed under "Fire/Gas Leak/Explosion/Spills"). FRNSW recommend the list of primary roles/duties of the Chief Warden as listed in the ERMPs for both the Pier 2/3 and Wharf 4/5 premises be updated to clearly outline the required additional responsibility to seek handover from emergency in the event of their role's completion.
Page 23 of 42	Medical Emergency	Frequency of first aid training and maintenance of first aid equipment should be outlined in this section of the document. Clarification is also required as to who is responsible for providing the first aid training and equipment maintenance for the proposed activities requiring an Event Plan as part of the use of the public domain of the WBAP.
Page 21 of 42	Vehicles	Where bollards are used on site to mitigate the movement of vehicles within some parts of the precinct and are required to be removed to allow for emergency services to access

Operational Plan of Management Section	Item	Comment
		areas, FRNSW recommend further relevant details be provided such as (but not limited to) the location of the bollards and the procedure for removing the bollards. This shall ensure that access by emergency services would be facilitated in a timely manner.
Page 29 of 42	Refurbishment Works	FRNSW recommend that the signage as proposed on page 29 of 42 of the OPM should be listed as an Essential Fire Safety Measure for the building, to be listed in the Fire Safety Schedule. Details such as the text, design and location of the sign should be outlined in the "Standard of Performance" section of the Fire Safety Schedule.
Page 32 of 42	Smoke Isolation in Performance Mode	<p>FRNSW recommend the following be provided to ensure a proper response in the event of an emergency:</p> <ul style="list-style-type: none"> - A dedicated representative from building management who shall raise the alarm and initiate the required level of response as outlined in the Emergency Plan and/or Management In Use procedures for the building. - A dedicated representative from the tenant or performing group who shall be aware of the risks and/or the fire/smoke effects used for the performances. This person should be in the position to report immediately to representative from building management, in the event of a fire. <p>Both representatives are required to be present at each of the performance space to ensure that the proper level of response can be provided. Alternatively, the assumptions outlined in the FER should be amended to reflect the possible delays of not having any of FRNSW's recommendations above. Where delays are expected and could impact on the current outcomes of the FER, FRNSW recommend a re-assessment to demonstrate meeting the relevant Performance Requirements which relates to egress and safe occupant evacuation.</p> <p>Clarification is also required as to how the system would be reinstated as per the statement above.</p>

On the basis that the above comments having been addressed / adopted into the final version of the Operational Management Plan for the Walsh Bay Arts Precinct, FRNSW are satisfied with its content in relation to emergency response. This consultation process also satisfies the conditions as stipulated in SSD 8671 condition D4 and SSD 7561 condition E3.

Should you have any further enquiries regarding any of the above matters, please do not hesitate to contact the Fire Safety Branch.

Yours sincerely



Station Officer Chris Brown
Fire Safety Assessor
Fire Safety Advisory Unit

Cc: chris.barling@infrastructure.nsw.gov.au

- Ensure that the appropriate Emergency Service has been notified
- Ensure Property & Facility Managers are contacted
- Ensure neighbouring sites are informed of the emergency.
- Ensure that area wardens are advised of the situation, as appropriate
- If necessary, after evaluation of the situation and using all of the information, as resources available, initiate an action plan in accordance with the emergency response procedures and control entry to the affected area
- Monitor the progress of the evacuation and record any action taken in an incident log
- Brief the Emergency Services personnel upon arrival on type, scope and location of the emergency and the status of the evacuation and, thereafter, act on the senior officer's instructions
 - Information to be passed over to Emergency Services upon arrival:
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 - List of any PEEP's on site and their location
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Post-emergency

- At the conclusion of any emergency incident reoccupation of the building can only take place on the instruction/ advice of the emergency services controller.
- The Chief warden will liaise with the emergency services controller to receive return to building approval.
- When the emergency incident is rendered safe or the emergency service returns control, notify the ECO members to advise occupants that they can return to the building, as appropriate.
- Before occupants return to the building the Chief Warden must liaise with building management as any area of the building that may be unsafe to occupy.
- Organize a debrief with ECO members and, where appropriate, with any attending Emergency Service
- Compile a report for the EPC and management

In non-fire emergencies lift use may be beneficial and not pose a safety risk. However, until the circumstances of an emergency can be ascertained and an informed decision can be made, either by the Chief Warden or Emergency Services, lifts should not be used.

BUILDING RE-OCCUPATION

The Chief Warden will be advised when the building is safe to enter by the relevant Emergency Services (e.g. Fire Brigade, Police etc.) depending on the extent and type of emergency.

Return to Building

Occupants gathered at the Assembly Area will be advised to return to the building by the Chief Warden or their representative. The Assembly Area will be informed via a loud hailer. The main entrances will be used for the return to the building. Lifts can be used for the return of occupants to work areas. If necessary they will be operated by lift drivers under the direction of the Chief Warden.

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- The Chief warden will liaise with the emergency services controller to receive return to building approval.
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or certificates. This is applicable to personnel including security guards, first aiders, divers, fire safety and protection systems services providers, etc.

Communications

The modes of communications nominated within the emergency system includes use of the following;

- Emergency warning intercommunication system (EWIS).
- Warden intercommunication point phones (WIP).
- Two-way radio (where provided).
- Mobile telephone.
- Telephones
- Public address systems (where provided).

The Facilities Manager will ensure these communication methods are tested and maintained to ensure they will function in event of an emergency.

Emergency response

Response triggers and alarms

An emergency response alarm or communication may be actioned by:

- Automated triggering of the detection systems
- Manual triggering of a call point (break glass or similar)
- Announcement over the emergency warning and intercommunication system (EWIS) by the Chief Warden or authorised representative

These may be triggered by:

- Smoke
- Fire and/or excessive heat
- Loss of water pressure and activation of the pressure transducer
- Accident causing damage to receivers or valves
- Local manual activation

Raising the alarm

Procedures for the precinct will be developed and implemented so that anyone who notices an emergency occurrence is able to act and activate or raise an alarm, if required. The procedures will include:

- Pre-planned responses to raised alarms.
- Alarm and communication procedures, including instructions on information to be provided to the emergency service including:
 - Location of the site
 - The type of emergency
 - Any casualties or injuries
 - What assistance is required
 - Any hazards that may be encountered
 - Your name and telephone contact number
- Details of the types of alarm systems installed, how they are operated, tested and maintained.
- Manual alerting instructions to initiate emergency procedures for the precinct (e.g. contact precinct emergency controller, activate manual call points).
- Contact numbers of adjacent facilities so that a nominated person can notify those facilities of an emergency that may have some impact upon them.

Precinct contacts

In event of an emergency, it may be necessary for the delegated representative to contact the landlord or neighbouring properties to communicate localised or precinct emergencies.

The emergency contact details for the precinct are as follows:

- Create NSW - Property Manager/Precinct Manager
- The Facilities Manager
- Security contractor
- Pier 1 Sydney Harbour
- Pier 6/7 Apartments
- Management (Walsh Bay BMS – Pier 2/3 Shore Shed & Bond Store tenants)
- Roslyn Packer Theatre
- Sydney Theatre Company
- Other tenants

Personal Emergency Evacuation Plan (PEEP)

The precinct will operate a PEEP strategy to support the safe evacuation and movement of people with a mobility impairment or disability that may affect their ability to evacuate in an emergency scenario. This strategy consists of:

- Addressing the specific needs for disabled occupants through the design and fit out. This includes identification of evacuation paths, refuge areas and/or fire compartments for the safe movement and positioning of all occupants, allowing people to wait for assistance in areas designed to protect people from heat, smoke and toxic gases with direct access to an exit.
- Provision for stairway evacuation and mobility devices for people who use wheelchairs or who otherwise would need to be carried down the stairway.
- Tailoring of PEEPs for regular occupants with a disability such as disabled workforce, performers, students and or visitors attending or participating in arts and cultural programs.
- Information and copies of each PEEP is to be disseminated to people responsible for its implementation. This includes the tenant representative, Area Warden, Facilities Manager and Precinct Manager.
- Training for members of the ECO and nominated tenant representatives to identify, manage and evacuate occupants who may require assistance.

Each tenancy will be responsible for generating and managing PEEP's for their own tenancy. These may be tailored and delivered in consultation with the individual staff member, patron, visitor or associate. The ERPM includes instructions and a template to satisfy the details of the PEEP. Consideration shall be given to occupants and visitors who may be unlikely to act optimally in an emergency. This would include, but not be limited to, occupants and visitors who:

- Are accompanied by an assistant.
- Have a guide or companion animal.
- Use alternative forms of information and communication.
- Have an ambulatory disability.
- Use a wheeled mobility appliance, including wheelchair or scooter.
- Are easily fatigued.
- Easily experience acute anxiety in an emergency.
- Easily experience extreme confusion in an emergency.

Response and evacuation levels

Emergency services information package

An emergency services information package (as per Fire and Rescue NSW, Fire Safety Guideline, Emergency Services Information Package and Tactical Fire Plans), will be

EMERGENCY CONTACT NUMBERS

FIRE BRIGADE	000
POLICE	
AMBULANCE	
GSM mobile phone emergency number	112
SMS emergency	106
NATIONAL SECURITY HOTLINE	1800 123 400
LEAKING GAS (ALL AREAS)	13 27 71
POISONS INFORMATION HOTLINE	13 11 26

CHIEF WARDEN	TBA	
PROPERTY MANAGER – CREATE NSW	TBA	TBA
FACILITY MANAGER - COLLIERS	FACILITY MANAGER (24/7)	TBA
SECURITY	SECURITY (24/7)	TBA

NEIGHBOURING SITES		
PIER 1	CONCEIRGE	02 8298 9999
PIER 2-3	TBA	TBA
PIER 6/7	CONCIERGE FACILITY MANAGER	02 9241 2970 02 9247 7878
BMS	BUILDING MANAGER (24/7)	0433 779 814
ROSLYN PACKER THEATRE	FACILITY MANAGER	TBA
SYDNEY THEATRE COMPANY	FACILITY MANAGER	TBA

GAS PROVIDER	AGL	
ELECTRICITY	Monument	
WATER PROVIDER	Sydney Water	
LIFT MAINTENANCE	Schindler	

- Ensure that the appropriate Emergency Service has been notified
- Ensure Property & Facility Managers are contacted
- Ensure neighbouring sites are informed of the emergency.
- Ensure that area wardens are advised of the situation, as appropriate
- If necessary, after evaluation of the situation and using all of the information, as resources available, initiate an action plan in accordance with the emergency response procedures and control entry to the affected area
- Monitor the progress of the evacuation and record any action taken in an incident log
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COMMUNICATIONS OFFICER

Selection Criteria for Communications Officer

The person appointed as communications officer should;

- Be capable of performing their duties
- Display effective decision making skills
- Demonstrate the capability to remain calm under pressure
- Be available on-site to undertake their appointed duties
- Be capable of effectively communicating with occupants and visitors
- Be familiar with the facility
- Be able to undergo the relevant training

Primary Roles and Duties

Each role within the ECO is unique and has a variety of pre-emergency, emergency and post-emergency actions that need to be addressed. These actions are transportable across a broad context of emergencies and should be seen as a minimum requirement that can be adjusted according to the situation being dealt with.

The Communications Officer will be trained to an equivalent skill level as the Chief Warden.

Pre-emergency

These actions are undertaken prior to an emergency occurring. Having these actions in place should allow for the efficient management of emergencies.

- Ensure personal proficiency in operation of facility communication equipment
- Maintain records and logbooks and make them available for emergency response
- Ensure that ECO members are proficient in use of the facility communication equipment by confirmation that the ECO have had appropriate training on the installed equipment.
- Ensure that emergency communication contact details are up to date
- Attend training and emergency exercises, as required by the EPC

Emergency

- Ascertain the nature and location of the emergency
- Confirm that the appropriate Emergency Service has been notified
- Ensure Property & Facility Managers are contacted
- Ensure neighbouring sites are informed of the emergency.
- Notify appropriate ECO members
- Transmit instructions and information

- Ensure that the appropriate Emergency Service has been notified
- Ensure Property & Facility Managers are contacted
- Ensure neighbouring sites are informed of the emergency.
- Ensure that area wardens are advised of the situation, as appropriate
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- Flood
- Landslide
- Severe storm
- Tsunami
- Power outage
- Cleaning up the aftermath

Terrorism

Deter, detect, delay, and respond (D³R) are the core components of the proposed security protection strategy for the precinct. This is supported by security methods installed for the precinct, including signage, adequate lighting levels, and CCTV coverage to deter opportunistic crime from occurring. The operation processes to supplement these designed elements will be developed in consultation with the security contractor, the Facilities Manager, tenants and appropriate Government Authorities. The terrorism response for the precinct will take into consideration the following:

- The precinct will work within the requirements of the *NSW Counter Terrorism Plan* and the NSW Police Integrated Command and Control Model.
- Response to incidents of terrorism requires a diverse range of resources, skills and knowledge and requires clearly defined lines of command and control. The *NSW Counter Terrorism Plan* outlines responsibilities, authorities and the mechanisms to prevent, prepare for, respond to and recover from acts of terrorism within New South Wales.
- The NSW Commissioner of Police is responsible for the response to, and management of, a terrorist incident within NSW. NSW uses an Integrated Command and Control Model to effectively manage such an incident. Police will establish a Police Forward Command Post at the incident site under the command of a Police Forward Commander. If Police require support from other agencies, the Incident Command and Control Model provides for a Senior Police Officer (the Site Controller) to attend the site and take control of the supporting emergency services and functional agencies which may include transport, health, engineering and welfare services. In the event of an attack involving multiple locations, the Police Commander may appoint many Police Forward Commanders to manage the respective sites.
- For terrorist incidents, NSW establishes the State Operations Centre, a consolidation of the Police Operations Centre and the State Emergency Operations Centre. This unique arrangement is designed to effectively control both crisis and consequence management operations. The State Operations Centre is under the control of a nominated Police Commander.

Medical emergency

A medical emergency is an acute injury or illness that poses an immediate risk to a person's life or long-term health. Emergencies may require assistance by first aid officers and/or emergency services, such as ambulance.

The ERPM includes specific medical emergency response protocols and procedures including the allocation of a First Aid Officer as part of the ECO. This First Aid Officer will be nominated by Create NSW and provided with appropriate training and certification to fulfil the requirements of the role in response to medical response scenarios within the precinct.

First aid obligations are prescribed under the WHS Act and Regulations and may vary from one area to the next depending on:

- The nature of the activities or work being undertaken
- The types of hazards present
- The size, location, number and composition of people in the area

First aiders should attend training on a regular basis to refresh their first aid knowledge and skills and to confirm their competence to provide first aid. [Safe Work Australia's First Aid in](#)

the Workplace Code of Conduct recommends refresher training in CPR should be carried out annually and first aid qualifications should be renewed every three years.

Tenants are responsible for the provision of first aid resources within their own tenancy including:

- Provision of and access to first aid equipment and facilities
- Allocation of an adequate number of staff qualified to administer first aid
- Training for the use of any specialist equipment held by the tenant, and
- Maintenance and upkeep of equipment in good condition

When precinct events or activations are programmed beyond nominated performance venues the operator will ensure operational planning includes;

- Assessment of medical risks within the TEMP documentation to determine the appropriate provision of, and access to, first aid equipment and supervision
- An adequate number of trained or qualified medical staff are rostered for the event
- Training is provided for any specialist equipment held onsite, and
- Equipment and first aid supplies are well maintained and stocked

Fire, gas leak, explosion or spills

The ERPM includes specific emergency response protocols and procedures for these incidents. If a fire, gas leak, explosion or spill incident occurs the following principles will apply:

- Call 000 and ask for the Fire and Rescue NSW.
- Sound the Alarm to enable the evacuation of the facility to be enabled.
- Contain hazards, e.g. fire or spill (specify actions to minimise any secondary damage, if safe to do so, e.g. gas/plant shutdown, first aid firefighting, etc.).
- Rescue and first aid provision.
- Enablement of emergency and evacuation procedures.
- Some functions will be performed by all persons (e.g. evacuation) while others by nominated response roles (e.g. first aiders).
- Complying with direction and instruction from emergency services.
- Once the emergency services have declared that their role is complete, control of the site will be handed back to the Chief Warden for standdown.
- Cooperate with statutory investigation requirements, as may be required, to preserve evidence for internal and/or external investigations.

Pandemics (such as COVID-19)

Specific protocols will be in place in accordance with national and state public health orders such as the promotion of physical distancing and hygiene measures.

Development, implementation and monitoring of pandemic plans e.g. the COVID-19 Safety Plan (www.nsw.gov.au/covid-19/covid-safe-businesses) will be monitored by Create NSW.

FIRST AID OFFICERS

If possible, there should be qualified persons (with appropriate First Aid qualifications) available in the event of an emergency. The First Aid Officer should be a person who is usually on the premises during working hours and if possible, multiple First Aid Officers is beneficial.

Whenever possible, arrangements should be made between First Aid Officers to ensure that they are not absent from the building at the same time.

SafeWork First Aid in the Workplace Code of Practice states that workplace First Aiders should renew their first aid qualifications every three years. The Code of Practice also states that first aiders should complete refresher training in CPR annually.

Responsibilities prior to an emergency include:

- Ensuring a First Aid kit is fully maintained and accessible at all times
- Maintaining their First Aid qualifications
- Ensuring personal ECO identification is available
- Attending training and emergency exercises, as required by the EPC

Responsibilities during an emergency include:

- Donning a green helmet/cap/tabard or vest, displaying a white cross, in the event of an emergency
- Raising the Alarm if an emergency situation is encountered
- Rendering assistance/treatment to any persons prior to, or during, evacuation, if safe to do so
- Transporting a first aid kit to the Assembly Area during an evacuation
- Setting up a First Aid Post at the Assembly Area
- Rendering First Aid treatment to any casualties
- Ensuring that the Wardens or Chief Warden are aware of any injuries requiring treatment
- Alerting the Ambulance Service if persons require medical aid or transport to hospital
- Prioritising of patient assistance/care (Triage)
- Maintain patient confidentiality regarding treatment or medical condition(s)

Vehicle and pedestrian access

The Public Domain areas (including Aprons) of the Precinct are publicly accessible by pedestrian traffic 24hrs a day. Access will only be restricted during occasional maintenance and/or special event operations where it is necessary to facilitate effective traffic and crowd management or enable life safety risk mitigation measures when risks are present.

A key principle which has been applied to the design of vehicle access to the Precinct is separation of Back-Of-House (BOH) operations from Front-Of-House (FOH - spectator / visitor) movement, to provide a safe environment for everyone visiting the Precinct. Vehicle access points will be controlled by placement of bollards and boom gates, with entry coordinated by the Property Manager and authorised tenant representatives.

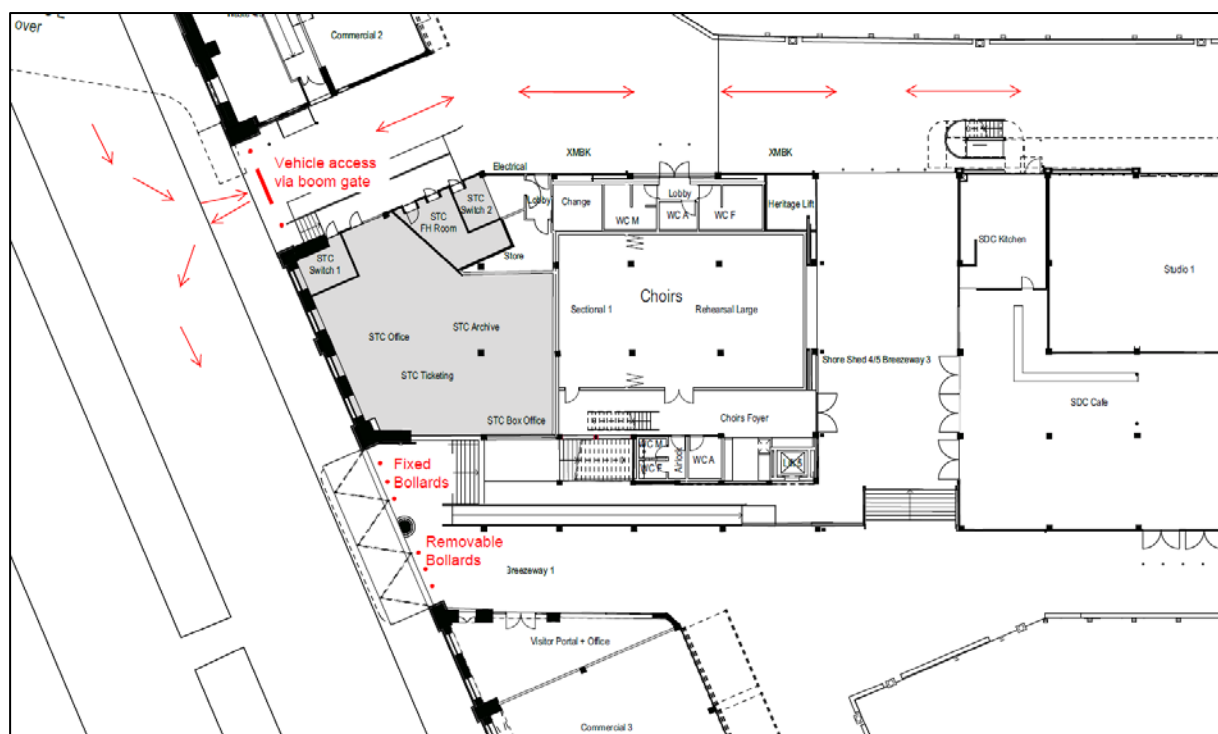
Management of vehicle specific risks will be mitigated by operational controls as documented in **Section 4: Traffic management plan** of the Operational Plan of Management which include:

- Limited access to the precinct by authorised vehicles only
- Authorised vehicles to be escorted within the Precinct by a tenant or operator
- Vehicles are not permitted to park within the confines of the Precinct unless approved by Create NSW and under the supervision of the coordinating tenant or operator.

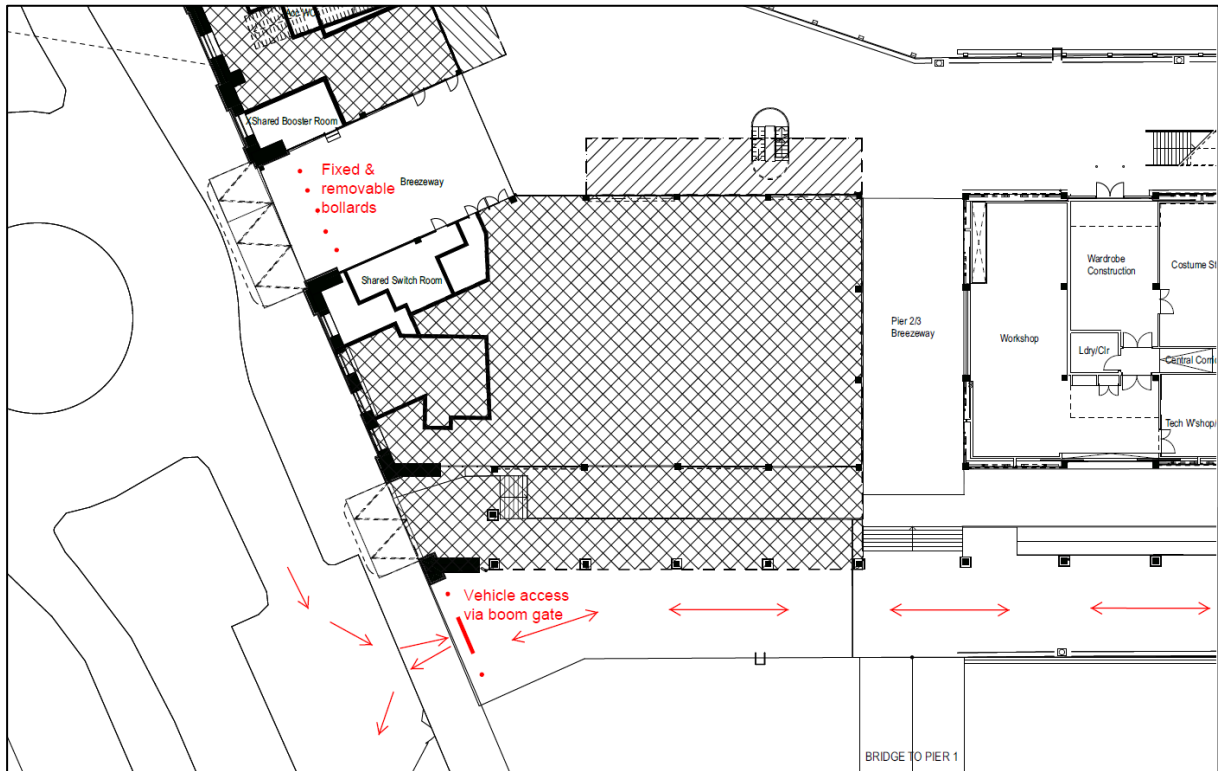
In the instance of an emergency vehicle requiring access to the site the Chief Warden or authorised tenant representative, will enable access via the vehicle entry points for Wharf 4/5 and Pier 2/3. The boom gates at these locations are operable by electronic swipe access and intercom links to each tenant. Removal of bollards will be undertaken by the Property Manager following the removal of local padlocks.

The vehicle entry points are indicated in the following plans:

Wharf 4/5 – Entrances 4 and 5



Pier 2/3 – Entrances 2 and 3



- An isolation request form and risk assessment are required to be issued for approval by the Property Manager or authorised delegate who will notify of any approval. (Refer to 'Appendix A – Theatrical request form' in this document.)
- The isolation zones will be clearly identified and communicated to all affected parties.
- The Facilities Manager will undertake pre-isolation visual inspections within venues and adjacent spaces.
- The Chief Warden will ensure capable staff is in place to supervise and coordinate any responses.
- The Chief Warden or delegated staff will undertake isolation of the zone at the FDCIE.
- Nominated wardens and/or staff (e.g. Stage Manager) will supervise the isolated area.
- Clear isolation zone of smoke and undertake reactivation checks.
- Reinstate request is communicated to Chief Warden following visual inspections
- System checks and safe to operate notification confirmed by Property Manager or authorised delegate.

Smoke isolation in performance spaces

Performance spaces affected

Smoke isolation of essential fire safety systems has been designed for the following performance spaces to mitigate false alarms. These areas are nominated within prescribed zones and supported by an *Isolation procedure* and an *Isolation technical instruction* document for each space.

- Australian Chamber Orchestra Performance Space
- Australian Theatre for Young People Theatre
- Bangarra Studio 1
- Bell Shakespeare Studio
- Bell Shakespeare Rehearsal Room
- Sydney Dance Company Studio 5
- Sydney Theatre Company Wharf 1 and 2 and the combined Wharf 3 configuration

Theatrical effects where isolation may be required

Isolation of performance spaces may be required for the use of smoke and haze effects, pyrotechnics, flame and fire effects or other special effects that generate fine particles. These may be used in a rehearsal and/or performance environment and carried out under the direct supervision and control of a nominated tenant representative such as the Stage Manager (Authorised Tenant Supervisor). Tenants operating performance venues in an isolated state for the purposes of a rehearsal, performance or event must notify Create NSW in advance.

Detection system

Only the performance specified zone may be isolated, with detectors in the remainder of the building remaining active at all times. A dedicated control panel will be provided for isolation of each nominated performance space (one panel per performance venue). This panel will be configured to time-out automatically after four hours to mitigate the detection system remaining accidentally isolated after a performance or rehearsal has completed. The system may be re-activated prior to the expiry of the four-hour period by an approved operator within the limits of the prescribed procedures to undertake this action. Re-activation of the system must be undertaken if the venue is to be vacated and left unsupervised.

A break glass point, Manual Call Point (MCP), will be provided at the backstage area of the performance spaces and at every exit within the performance spaces. The break glass point will manually activate the alarm within the building when triggered. The MCP's must be kept clear of obstructions and obstacles to ensure they remain easily accessible.

The buildings sprinkler system will remain active at all times. Activation of the sprinkler system will result in a fire trip signal being sent to the Fire Indicator Panel (FIP) which will immediately activate all fire safety measures as per normal conditions.

Authorised tenant supervisor

Each performance space that is operated in an isolated state must be supervised by an authorised representative of the tenant. The activation of the local isolation controls must be carried out by an approved person who will fulfil the role of the authorised tenant supervisor, undertaking the direct supervision and control of the performance space.

To fulfil the responsibilities of the authorised tenant supervisor, the person must maintain a role with clear sightlines to all areas of the stage or have direct communication to a performance crew member who is deemed capable and competent to identify a fire hazard. The responsibility to fulfil the supervision responsibilities of the stage will vary with the type of stage effects used that prescribe the isolation of the venue. As part of the application to isolate a performance venue the tenant will submit a risk assessment to determine the controls required to mitigate the identified risks. This may include the allocation of additional supervisory roles for use of pyrotechnics and theatrical effects, provision and monitoring of CCTV with coverage of performance and high risk areas and control measures to limit fuel loads, risks and provision of additional first response firefighting solutions and training.

The authorised tenant supervisor may be any of the following employees who has undertaken training and been approved to operate the system;

- Stage Manager
- Technical Supervisor
- Stage Supervisor
- Venue Supervisor
- Other dedicated performance (BOH) role undertaken by a member of staff

Training

Authorised tenant supervisors must be an employee of the tenant and will be required to undertake training to satisfy the requirements to safely isolate a performance space. This training will align with fire warden training and be carried out at a minimum period of every twelve months. A training log will be maintained for registered attendees and held by Create NSW.

Training will include identification and location of first aid firefighting measures and techniques to use this equipment, outlining the responsibilities of the role in an emergency. Instruction will also be provided on how to:

- Apply for an isolation permit.
- Undertake pre-isolation checks.
- Undertake isolation procedures.
- Supervise isolated venues.
- Reactivation procedures.
- Reporting.

Risk assessments

Tenants operating performance venues in a smoke isolated state must undertake a targeted risk assessment as a component of their application. The risk assessment must be submitted with the [Smoke Isolation Request Form](#) for approval by Create NSW prior to venues being isolated. The Property Manager reserves the right to request additional content for performance venues that undertake fit-out with elaborate sets, staging or theatrical effects. These will remain the responsibility of the tenant and its authorised representatives.

As part of the risk assessment control measures may be applied that necessitate the provision and use of PPE or additional controls as prescribed in a SWS. The tenant

maintains an obligation to comply with all relevant laws, legislation and regulations relating to the use of theatrical effects, hazardous materials and or hazardous work activities.

Isolation procedure – management summary

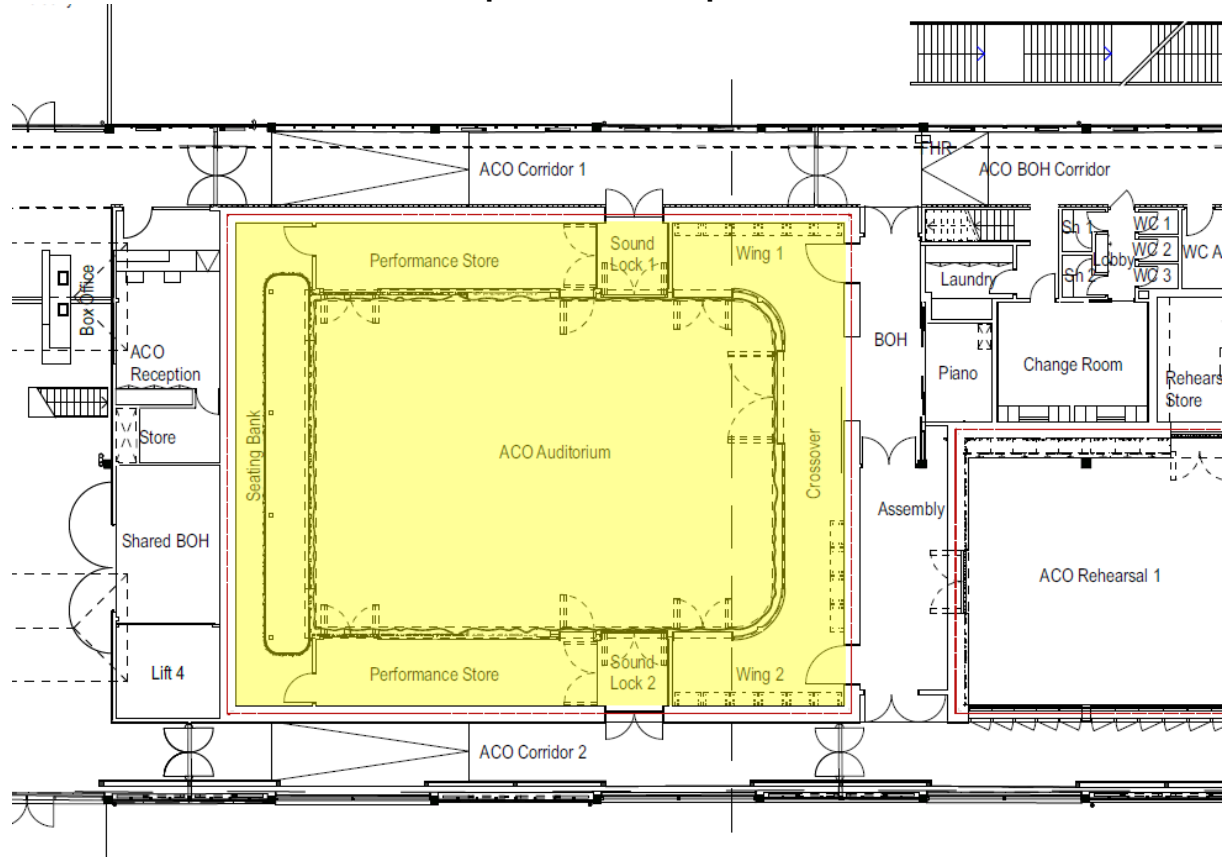
If smoke isolation is required, the procedures for management is summarised as follows:

- An isolation request form and risk assessment are required to be issued for approval by the Property Manager or authorised delegate who will notify of any approval. (Refer to 'Appendix A – Theatrical request form' in this document.)
- The isolation zones will be clearly identified and communicated to all affected parties.
- The Facilities Manager will undertake pre-isolation visual inspections within venues and adjacent spaces.
- The Chief Warden will ensure capable staff is in place to supervise and coordinate any responses.
- The Chief Warden or delegated staff will undertake isolation of the zone at the FDCIE.
- Nominated wardens and/or staff (e.g. Stage Manager) will supervise the isolated area.
- Clear isolation zone of smoke and undertake reactivation checks.
- Reinstate request is communicated to Chief Warden following visual inspections
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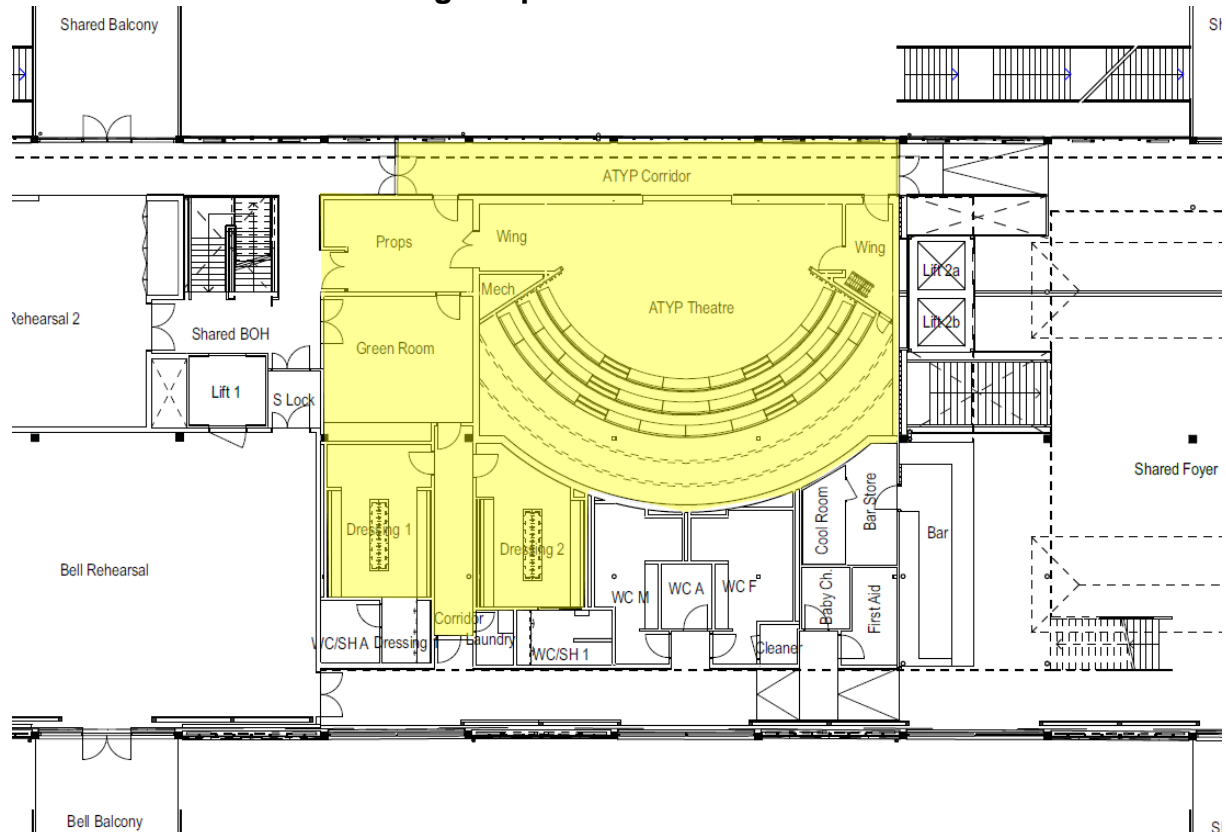
Venues are not to be left unattended whilst isolated. This includes the period required to clear the room of smoke prior to reinstating the system.

Isolation zones plans

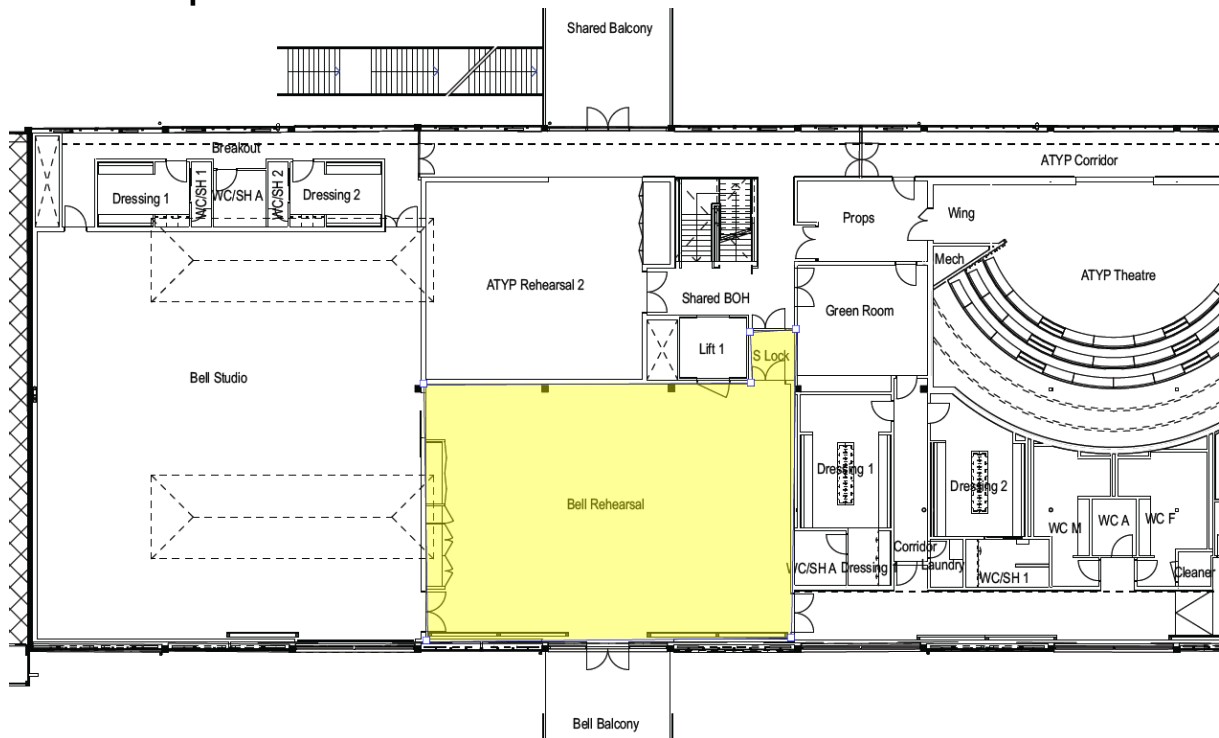
Australian Chamber Orchestra performance space



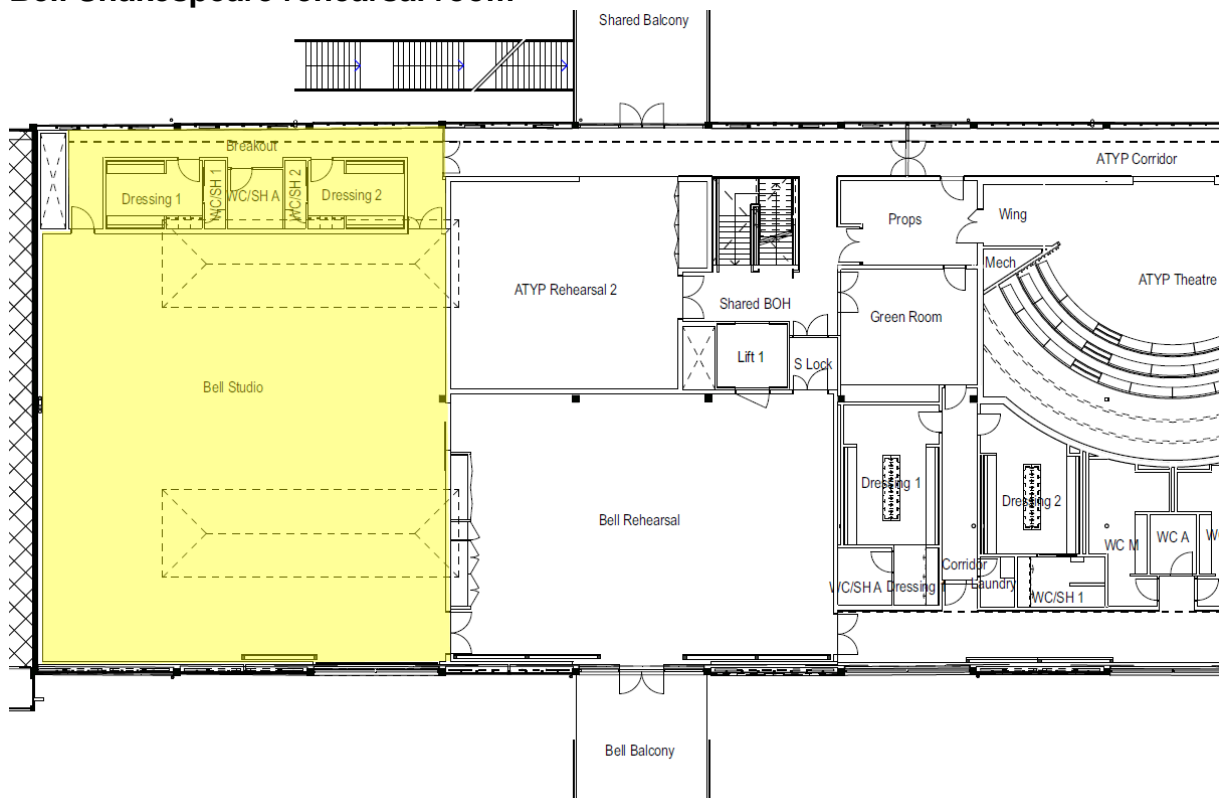
Australian Theatre for Young People theatre



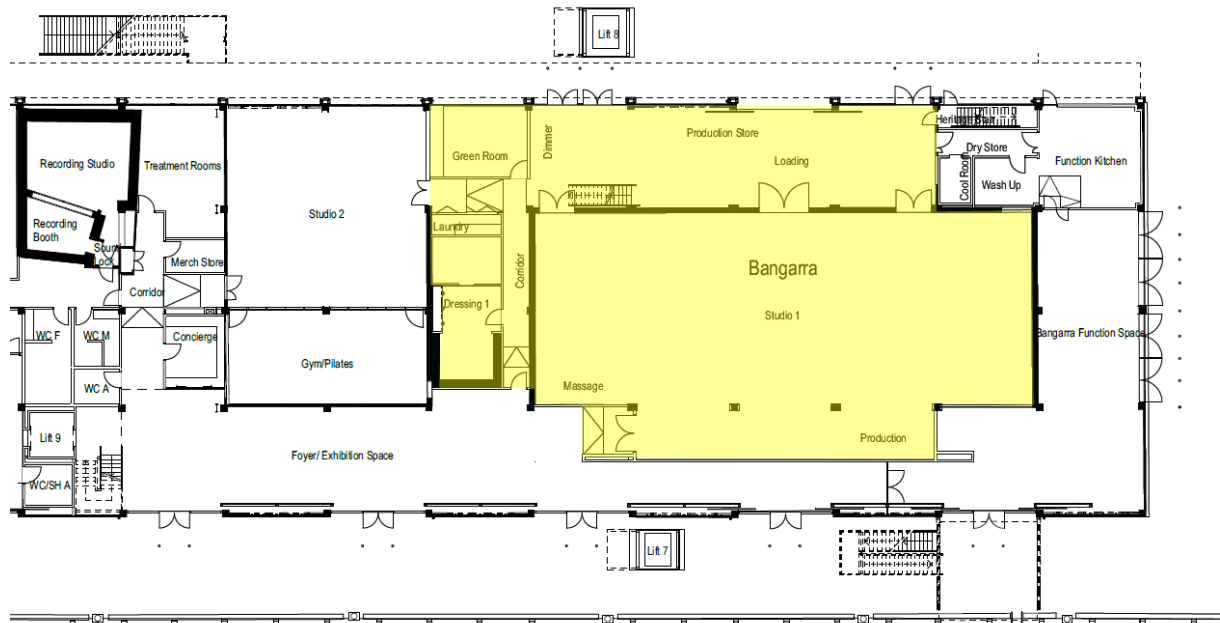
Bell Shakespeare studio



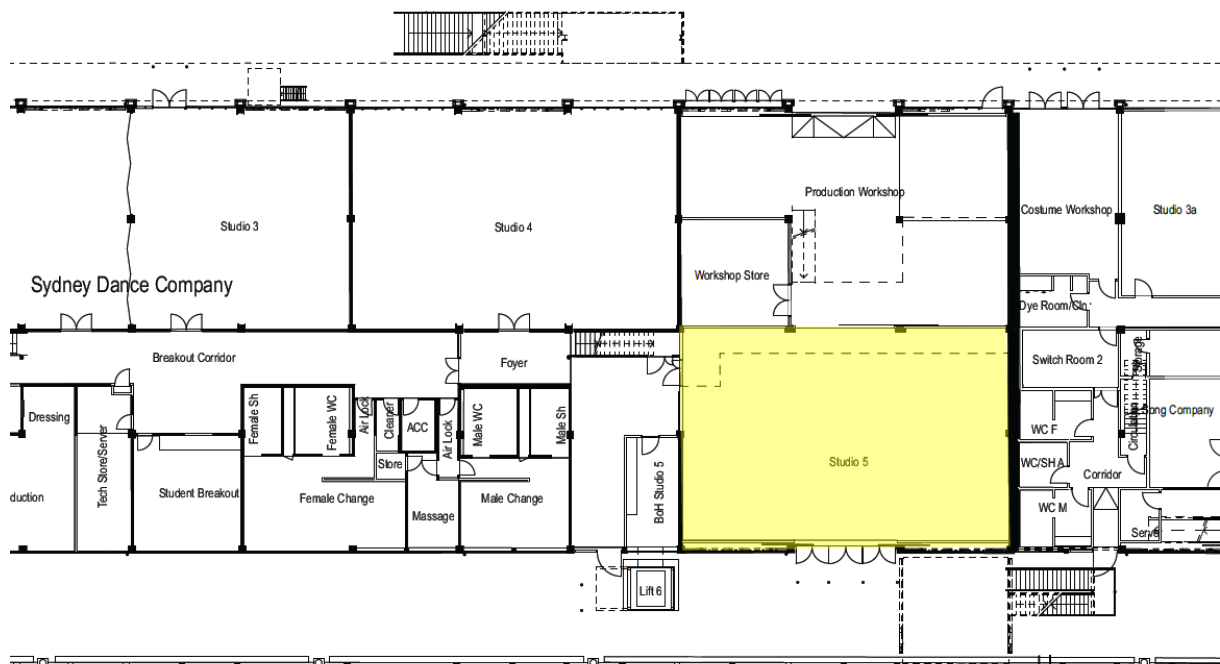
Bell Shakespeare rehearsal room



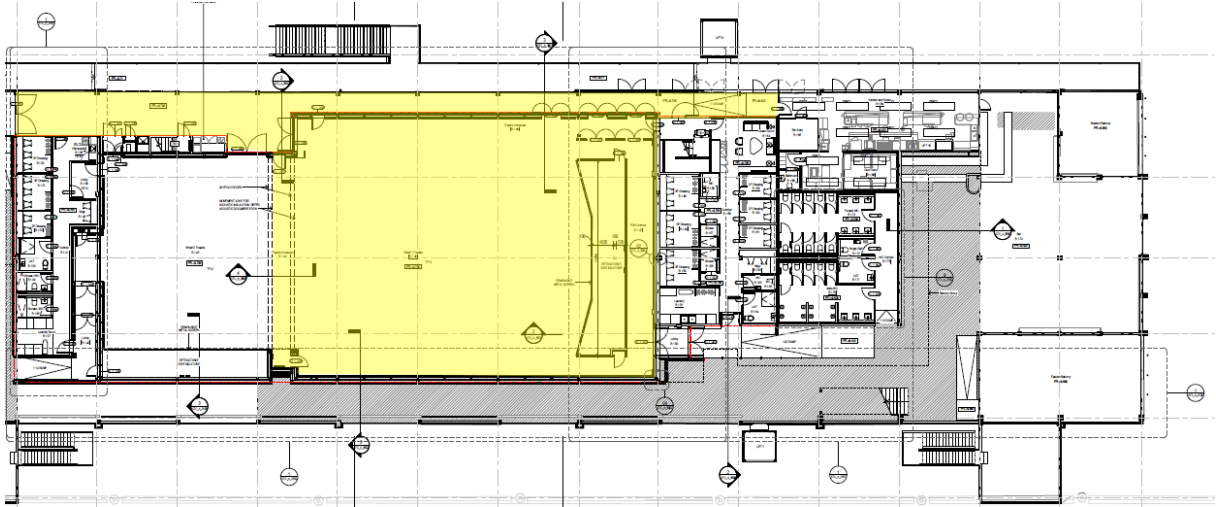
Bangarra Studio 1



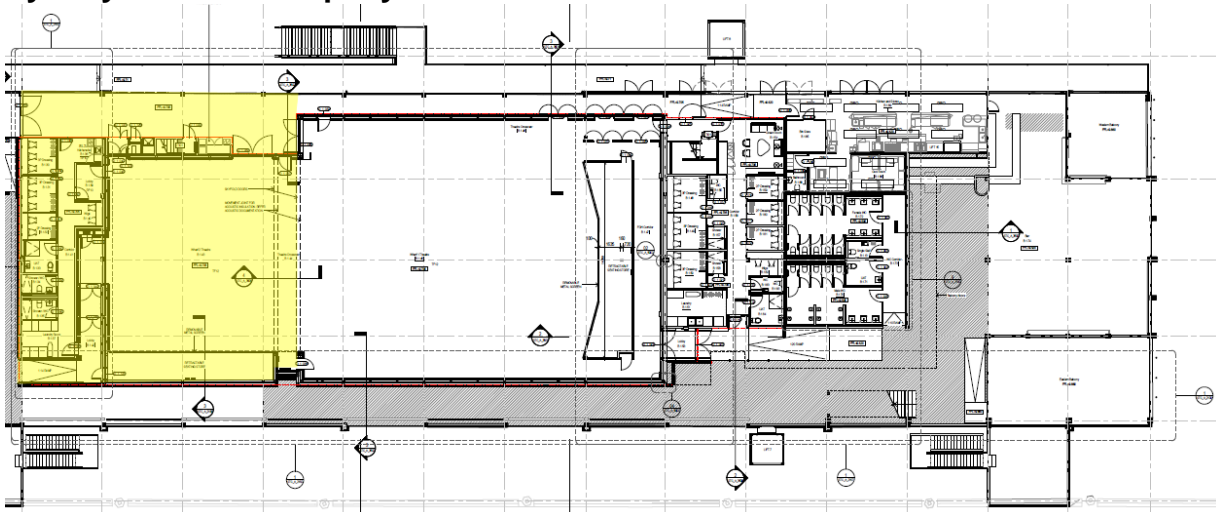
Sydney Dance Company Studio 5



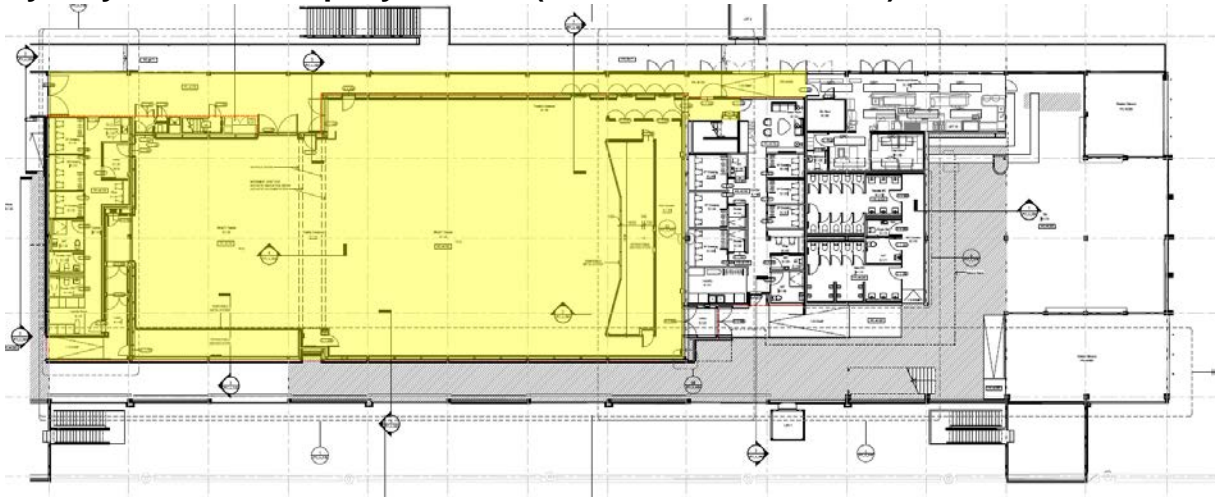
Sydney Theatre Company Wharf 1



Sydney Theatre Company Wharf 2



Sydney Theatre Company Wharf 1 (and combined Wharf 3)



Use of pyrotechnics and flame/fire effects

The use of any flame, pyrotechnic or smoke effect must be reported to and approved by the Property Manager prior to its use. Management procedures will apply, including direct supervision by an authorised tenant representative to manage the isolation, storage, use and disposal of the effect and its material. Materials must be managed in line with [Hazardous materials](#) procedures including completion of a risk assessment, provision of SDS documentation and use of PPE.

Nominated Wardens tasked with supervising performance spaces during the use of theatrical effects will be required to demonstrate they have undertaken appropriate training and hold competencies that allow them to differentiate between a theatrical effect and real flames or indicators of fire. This may be derived from training and induction by an appropriately certified and/or qualified practitioner, or as part of the regular training undertaken by ECO members.

During the use of special effects, it is possible for patrons and occupants to have a delayed reaction to a real fire scenario. Because of this delay, it is important that the authorised tenant representative (i.e. Stage Manager) maintains control of the use of any effect, including appropriate communication strategies to monitor and control its impact and/or responses. These should be addressed in the Risk Assessment undertaken as part of the application for use.

Performance venue smoke isolation request form

Local isolation of smoke detection systems is only permitted within nominated performance spaces. Use of theatrical effects and isolation of detection systems may only be carried out if approved by an authorised representative of Create NSW and under direct supervision of an authorised tenant representative.

Requested by: _____

Reason for isolation: _____

Date of isolation: ____/____/____ **Start** ____am/pm **Finish** ____am/pm

If multiple dates required for a season of performances, please provide a separate schedule

Location: _____

Supervisor: _____

Approval (Create NSW)

Name: _____

Signature: _____

Date: ____/____/____

Special precautions: _____

Smoke detectors to be isolated:

Zones: _____ **Detector(s):** _____

Pework checklist:

- | | |
|---|--------------------------|
| Area Supervisor nominated and communicated to staff..... | <input type="checkbox"/> |
| Area Supervisor trained in identifying real fire scenarios..... | <input type="checkbox"/> |
| Location of extinguisher/hose identified within close proximity... | <input type="checkbox"/> |
| Operator trained in use of first response firefighting equipment .. | <input type="checkbox"/> |
| Doors to adjacent areas closed..... | <input type="checkbox"/> |
| Emergency pathways and doors are clear and accessible..... | <input type="checkbox"/> |
| Appropriate signage and/or isolation of work area | <input type="checkbox"/> |

Post-work checklist (on completion of work)

- | | |
|--|--------------------------|
| Isolate and check special effects equipment..... | <input type="checkbox"/> |
| Ventilate area to clear smoke (as may be required)..... | <input type="checkbox"/> |
| Check area and adjacent spaces for accumulated smoke..... | <input type="checkbox"/> |
| Notify Chief Warden that works are complete and area is clear of smoke | <input type="checkbox"/> |
| Confirm detection systems are reinstated before leaving area..... | <input type="checkbox"/> |
-

Works completed, checks completed, and system reactivated (applicant)

Name: _____

Signature: _____

Date: ____/____/____ Time: _____

Theatrical effects request form

Use of predefined theatrical effects is only permitted if approved by an authorised representative of Create NSW and under direct supervision of an authorised representative of the tenant. This includes the use of:

- Smoke or haze effects;
- Fire effects and real flames, including gas or other combustible materials;
- Use of pyrotechnic effects, both hot and cold effects; and
- Use of weapons, including firearms and replicas.

Requested by: _____

Details of effect: _____

Date of use: ____/____/____ **Start** ____am/pm **Finish** ____am/pm

If multiple dates required for a season of performances, please provide a separate schedule

Location: _____

Supervisor: _____

Approval (Create NSW)

Name: _____

Signature: _____

Date: __/____/____

Special precautions: _____

Smoke detectors to be isolated: YES / NO *(if yes, complete isolation form)*

Zones: _____ **Detector(s):** _____

Pework checklist:

- | | |
|---|--------------------------|
| Area Supervisor nominated and communicated to staff..... | <input type="checkbox"/> |
| Area Supervisor trained in identifying real fire scenarios..... | <input type="checkbox"/> |
| Location of extinguisher/hose identified within close proximity... | <input type="checkbox"/> |
| Operator trained in use of first response firefighting equipment .. | <input type="checkbox"/> |
| Appropriate signage and/or isolation of work area | <input type="checkbox"/> |

Consultation with:

Heritage Council

Consultation includes covering letter and agency responses

17 July 2020

Attention: David Nix

Heritage NSW
Lvl 6, 10 Valentine Ave,
Parramatta 2150

Dear Mr Nix,

Via email

Re: Walsh Bay Arts Precinct (WBAP) and Refurbishment of Wharf Theatre at Wharf 4/5, Walsh Bay Operational Planning Consultation regarding SSD8671 & 7561 Consent Conditions

INSW is undertaking the State Significant Development of the Walsh Bay Arts Precinct which is a priority infrastructure project for the NSW Government. The redevelopment will create a public arts and cultural hub on Sydney's famous waterfront, while preserving its iconic waterfront heritage. It will become home to nine arts tenants including the Sydney Theatre Company.

We are writing to you to commence consultation with Heritage NSW for the development of an updated Operational Plan of Management, prior to submission to the Secretary of the Department of Planning and Environment for approval as required by the Development Consent conditions.

We ask that you review this documentation and provide any comments or confirmation of consultation by the 3rd August 2020, in order that the Secretary of the Department of Planning and Environment can provide approval of this plan no later than September 2020.

SSD8671 relates to the works on Wharf 4/5 (excluding Sydney Theatre Company (STC), Wharf 4/5 Shore Sheds, Pier 2/3, and the wharf apron around wharf 4/5 and Pier 2/3. SSD7561 is for major upgrades to the Sydney Theatre Company tenancy within Wharf 4/5.

Infrastructure NSW (INSW) is the proponent for SSD8671 and STC is the proponent for SSD7561. INSW has been engaged by the NSW Government to deliver the project on behalf of Create NSW, who will manage the site after completion. INSW have been given authority by STC to act on their behalf throughout the consultation of the applicable documentation required by SSD7561 (please see the correspondence from STC attached).

The following operational plan has been developed to satisfy consent conditions prior to occupation/ use for SSD8671 and SSD 7561.

Operational Plan	SSD8671 Clause	SSD7561 Clause	Comments
Operational Plan of Management	D4	E3	Consent conditions identical and therefore addressed in one Operational Plan of Management, authored by Create NSW.
<i>Note:</i>			

Operational Plan	SSD8671 Clause	SSD7561 Clause	Comments
<i>Wayfinding & Signage Strategy</i>	<i>D14</i>	<i>N/A</i>	<i>Endorsement of Wayfinding & Signage Strategy being managed via Tropman & Tropman Architects via a separate process.</i>
<i>Outdoor Seating Areas</i>	<i>D15</i>	<i>N/A</i>	<i>The consultation of the Outdoor Seating Areas for furniture (tables, chairs etc), any shading devices and structures (e.g. umbrellas) and demarcation for the outdoor seating area will be managed by Create NSW via a separate process.</i>

Operational Plan of Management Submission

The Operational Plan of Management has been developed with separate sections to address the SSD consent conditions.

The attached Operational Plan of Management includes all sections, except section 10 Waste Management Plan, section 12 Environmental Management Plan and Section 14 Water Management. We ask that you review and provide any comments or confirmation of consultation on the submission sections 1-9, 11 and 13, with the subsequent sections to be submitted to you in early August 2020.

The sections submitted today address areas related to your agency and we hope this facilitates a quicker final review when the remaining sections are submitted.

Section	Title of section	Operational requirement addressed	Submission Status
1	Operational Plan of Management	Plan structure, governance, hours of operation, events & licencing & community consultation.	In this submission
2	Tenant fit out guidelines	Tenancy fit out requirements, including approvals and heritage conservation guidelines	In this submission
3	Event management	Pre-event planning, approvals, event logistics and setup	In this submission
4	Traffic and transport	Traffic management strategies, including public access, loading and unloading, sustainable travel and parking requirements	In this submission
5	Facilities management	Facilities management strategies and process requirements	In this submission
6	Heritage and conservation management	Conservation Management Plan, Heritage Interpretation Strategy and Fit-out Guidelines	In this submission
7	Security management	Security and access control requirements, including surveillance	In this submission

Section	Title of section	Operational requirement addressed	Submission Status
8	Food and beverage	Food and beverage compliance for operators within the precinct	In this submission
9	Fire safety, emergency management and WHS	Emergency management controls, incident response and WHS management	In this submission
10	Waste management plan	Waste and associated environmental management controls	Future submission (August 2020)
11	Wayfinding and signage	Wayfinding and signage strategy, branding and tenant guidelines	In this submission
12	Environmental management plan	Management and monitoring of environmental performance	Future submission (August 2020)
13	Noise and vibration	Established noise management and monitoring protocols	In this submission
14	Water management plan	Conservation of environmental conditions relating to the water and water's edge	Future submission (August 2020)

To facilitate timely consultation of Create NSW's documentation, Chris Barling (INSW- WBAP Operational Readiness Manager) will liaise with you directly to respond to any questions or comments you may have. We look forward to working together through this consultation to receive your confirmation, as applicable, as soon as possible.

Please contact Chris Barling (chris.barling@infrastructure.nsw.gov.au or 0467 795 254) in the first instance but should you require feel free to contact the undersigned.

Kind Regards,



Tom Gellibrand
Head of Project NSW- INSW



Attachment 1- INSW Approval to Consult of behalf of STC

Chris Barling

From: Jono Perry <auto-reply-mel@aconex.com>
Sent: Friday, 10 July 2020 5:17 PM
To: Chris Barling
Subject: SydThCo-GCOR-000275: Re: INSW Authority to act on behalf of STC For SSD Consent ACNXREF<zfdexdQXE6krsRd4MhoY4>

You have received a new **General Correspondence: SydThCo-GCOR-000275**

Project: WBAP
Type: General Correspondence
Mail Number: SydThCo-GCOR-000275
To: Mr Chris Barling, Infrastructure NSW
Cc: Mr Mark Ayto, Infrastructure NSW
Mr Julian Messer, Sydney Theatre Company
From: J Perry, Sydney Theatre Company
Sent: 10/07/2020 5:17:17 PM AEST (GMT +10:00)
Status: N/A
Subject: Re: INSW Authority to act on behalf of STC For SSD Consent

Hi Chris,
Confirming than INSW can act on STC's behalf in relation to SSD7561 consent conditions as outlined below.
Cheers,
Jono

Jono Perry | Wharf Renewal Project Director
Sydney Theatre Company
Fox Studios 103 U9, 38 Driver Avenue, Moore Park NSW 2021
PO Box 777 Millers Point NSW 2000
T: +61 (2) 9250 1718 | M: +61 414 305 476 | E: jperry@sydneytheatre.com.au
www.sydneytheatre.com.au

From: C Barling
Sent: 10/07/2020 4:46:50 PM AEST (GMT +10:00)
To: Jono Perry
Cc: Mark Ayto
Mail Number: INSWNSW-GCOR-003910
Subject: INSW Authority to act on behalf of STC For SSD Consent

Jono,
Please provide confirmation that the Sydney Theatre Company (STC) allows Infrastructure NSW (INSW) to act on behalf of the STC in relation to consultation with government agencies regarding the following operational planning documents as required under SSD7561 consent conditions;

- E3 Operational Plan of Management. Due to identical consent conditions it is agreed that one Operational Plan of Management will be developed for the whole site, by Create NSW, to satisfy SSD7561 and SSD8671,
- E5 Loading Dock Management Plan. Create NSW and STC, in consultation with JMT Consultants, will develop an Operational Transport Plan to satisfy SSD7561 Loading Dock Management Plan and also the transportation documentation required for SSD8671,
- E6 Waste Management Plan. INSW will submit the Sydney Theatre Company developed Waste Management Plan for the STC tenancy concurrent as required by SSD7561 with the WBAP Waste Management Plans for SSD8671, and
- E7 Green Travel Plan. Create NSW and STC, in consultation with JMT Consultants, will develop an Operational Transport Plan to satisfy SSD7561 Green Travel Plan requirements and also the transportation documentation required for SSD8671.

Kind Regards,
Chris Barling

Operational Readiness Manager (Walsh Bay Arts Precinct)
M 0467 795 254
E chris.barling@infrastructure.nsw.gov.au

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27 July 2020

Attention: David Nix

Heritage NSW
Lvl 6, 10 Valentine Ave,
Parramatta 2150

Dear Mr Nix,

Via email

Re: Walsh Bay Arts Precinct (WBAP) and Refurbishment of Wharf Theatre at Wharf 4/5, Walsh Bay Operational Planning Consultation regarding SSD8671 & 7561 Consent Conditions

Further to our letter on the 17th July 2020 please see attached the finalised sections of the WBAP and Sydney Theatre Company Operational Plan of Management.

We ask that you review this documentation and provide any comments or confirmation of consultation by the 10th August 2020, in order that the Secretary of the Department of Planning and Environment can provide approval of this plan no later than September 2020.

Operational Plan of Management Second Submission

As previously noted the Operational Plan of Management has been developed with separate sections to address the SSD consent conditions. The attached Operational Plan of Management includes the three outstanding sections which were not provided with the submission on the 17th July 2020.

For completeness and ease of reference we have included **all sections** of the Operational Plan of Management as listed in the table below in this submission.

Section	Title of section	Operational requirement addressed	Submission Status
1	Operational Plan of Management	Plan structure, governance, hours of operation, events & licencing & community consultation.	Submitted 17 th July 2020
2	Tenant fit out guidelines	Tenancy fit out requirements, including approvals and heritage conservation guidelines	Submitted 17 th July 2020
3	Event management	Pre-event planning, approvals, event logistics and setup	Submitted 17 th July 2020
4	Traffic and transport	Traffic management strategies, including public access, loading and unloading, sustainable travel and parking requirements	Submitted 17 th July 2020
5	Facilities management	Facilities management strategies and process requirements	Submitted 17 th July 2020

Section	Title of section	Operational requirement addressed	Submission Status
6	Heritage and conservation management	Conservation Management Plan, Heritage Interpretation Strategy and Fit-out Guidelines	Submitted 17 th July 2020
7	Security management	Security and access control requirements, including surveillance	Submitted 17 th July 2020
8	Food and beverage	Food and beverage compliance for operators within the precinct	Submitted 17 th July 2020
9	Fire safety, emergency management and WHS	Emergency management controls, incident response and WHS management	Submitted 17 th July 2020
10	Waste management plan	Waste and associated environmental management controls	In this submission
11	Wayfinding and signage	Wayfinding and signage strategy, branding and tenant guidelines	Submitted 17 th July 2020
12	Environmental management plan	Management and monitoring of environmental performance	In this submission
13	Noise and vibration	Established noise management and monitoring protocols	Submitted 17 th July 2020
14	Water management plan	Conservation of environmental conditions relating to the water and water's edge	In this submission

To facilitate timely consultation of Create NSW's documentation, Chris Barling (INSW- WBAP Operational Readiness Manager) will liaise with you directly to respond to any questions or comments you may have. We look forward to working together through this consultation to receive your confirmation, as applicable, as soon as possible.

Please contact Chris Barling (chris.barling@infrastructure.nsw.gov.au or 0467 795 254) in the first instance but should you require feel free to contact the undersigned.

Kind Regards,



Tom Gellibrand
Head of Project NSW- INSW



File: SF20/78398
Job ID No: DOC20/589402

Tom Gellibrand
Head of Project NSW
Infrastructure NSW
Level 27, 201 Kent Street
SYDNEY NSW 2000

chris.barling@infrastructure.nsw.gov.au

Dear Tom

RE: Response to Walsh Bay Arts Precinct (WBAP) and Refurbishment of Wharf Theatre at Wharf 4/5, Walsh Bay Operational Planning Consultation (SSD8671 & 7561)

Thank you for inviting the Heritage Council of NSW (email 20 July 2020) to provide comments on the Operational Plan of Management for the Walsh Bay Arts Precinct.

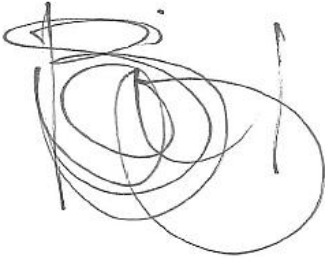
Heritage NSW, as delegate of the Heritage Council, supports the Operational Plan of Management for the site and notes it has been generally informed by the Conservation Management Plan (prepared by Tropman and Tropman, March 2020).

However, the following revisions should be made to better guide the finalisation of the plan.

- The approval process is outlined in *Tenancy Fitout Guide – Fitout Design and Construction Process* (pg 7). This section should be amended to include potential consultation with Heritage NSW within the flow chart at concept design development stage. Further, it should also clearly state that approval from the Heritage Council under the *NSW Heritage Act 1977* is required for any proposed works at the site.
- The *Fitout Design Criteria* states that all significant building fabric is to be protected (pg 13). A note should also be added that protection systems should be put in place to safeguard significant fabric when carrying out any new fitout works. In addition, reference to 'original fabric' should be changed to 'significant fabric'. This is to ensure that all fabric that is significant and which contributes to the importance of the place, is protected regardless of provenance. This should also be made clear in the Definitions (pg 3)
- The document notes the fitout is to comply with DDA requirements including slip resistance of floor finishes and luminance contrast of surfaces including columns (*Universal Design (and DDA)* pg 15). Changes to significant fabric such as timber floors and columns to achieve compliance should be referred to Heritage NSW for approval.
- The *Events Management* section refers the user to the Conservation Management Plan (CMP) for guidance on how to protect all building fabric and structure throughout the event, including for event installation and dismantling. A reference to the particular section in the CMP should be included to provide an easier guide for the user.

If you have any queries regarding the Operational Plan of Management at WBAP, please contact David Nix, Senior Heritage Officer, Major Projects at Heritage NSW on 02 9895 6523 or at david.nix@environment.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, consisting of several overlapping loops and a vertical line on the right side.

Sarah Jane Brazil
Senior Team Leader
Heritage NSW, Community Engagement
Department of Premier and Cabinet
As Delegate of the Heritage Council of NSW

24 August 2020

Consultation with:

Port Authority

Consultation includes covering letter and agency responses

27 July 2020

Attention: Mrs Ingrid Emery

Port Authority of NSW
Level 4, 20 Windmill Street
Walsh Bay
New South Wales 2000

Dear Mrs Emery,

Via email

Re: Walsh Bay Arts Precinct (WBAP) and Refurbishment of Wharf Theatre at Wharf 4/5, Walsh Bay Operational Planning Consultation regarding SSD8671 & 7561 Consent Conditions

INSW is undertaking the State Significant Development of the Walsh Bay Arts Precinct which is a priority infrastructure project for the NSW Government. The redevelopment will create a public arts and cultural hub on Sydney's famous waterfront, while preserving its iconic waterfront heritage. It will become home to nine arts tenants including the Sydney Theatre Company.

We are writing to you to commence consultation with Port Authority of NSW in the development of an updated Operational Plan of Management prior to submission to the Secretary of the Department of Planning and Environment for approval as required by the Development Consent conditions.

We ask that you review this documentation and provide any comments or confirmation of consultation by the 10th August 2020, in order that the Secretary of the Department of Planning and Environment can provide approval of this plan no later than September 2020.

SSD8671 relates to the works on Wharf 4/5 (excluding Sydney Theatre Company (STC), Wharf 4/5 Shore Sheds, Pier 2/3, and the wharf apron around wharf 4/5 and Pier 2/3. SSD7561 is for major upgrades to the Sydney Theatre Company tenancy within Wharf 4/5.

Infrastructure NSW (INSW) is the proponent for SSD8671 and STC is the proponent for SSD7561. INSW has been engaged by the NSW Government to deliver the project on behalf of Create NSW, who will manage the site after completion. INSW have been given authority by STC to act on their behalf throughout the consultation of the applicable documentation required by SSD7561 (please see the correspondence from STC attached).

The following operational plan has been developed to satisfy consent conditions prior to occupation/ use for SSD8671 and SSD 7561.

Operational Plan	SSD8671 Clause	SSD7561 Clause	Comments
Operational Plan of Management	D4		Port Authority of NSW consultation on WBAP OPM only.

To facilitate timely consultation of Create NSW's documentation, Chris Barling (INSW- WBAP Operational Readiness Manager) will liaise with you directly to respond to any questions or comments you may have. We look forward to working together through this consultation to receive your confirmation, as applicable, as soon as possible.

Please contact Chris Barling (chris.barling@infrastructure.nsw.gov.au or 0467 795 254) in the first instance but should you require feel free to contact the undersigned.

Kind Regards,



Tom Gellibrand
Head of Project NSW- INSW



Attachment 1- INSW Approval to Consult of behalf of STC

Chris Barling

From: Jono Perry <auto-reply-mel@aconex.com>
Sent: Friday, 10 July 2020 5:17 PM
To: Chris Barling
Subject: SydThCo-GCOR-000275: Re: INSW Authority to act on behalf of STC For SSD Consent ACNXREF<zfdexdQXE6krsRd4MhoY4>

You have received a new **General Correspondence: SydThCo-GCOR-000275**

Project: WBAP
Type: General Correspondence
Mail Number: SydThCo-GCOR-000275
To: Mr Chris Barling, Infrastructure NSW
Cc: Mr Mark Ayto, Infrastructure NSW
Mr Julian Messer, Sydney Theatre Company
From: J Perry, Sydney Theatre Company
Sent: 10/07/2020 5:17:17 PM AEST (GMT +10:00)
Status: N/A
Subject: Re: INSW Authority to act on behalf of STC For SSD Consent

Hi Chris,
Confirming than INSW can act on STC's behalf in relation to SSD7561 consent conditions as outlined below.
Cheers,
Jono

Jono Perry | Wharf Renewal Project Director
Sydney Theatre Company
Fox Studios 103 U9, 38 Driver Avenue, Moore Park NSW 2021
PO Box 777 Millers Point NSW 2000
T: +61 (2) 9250 1718 | M: +61 414 305 476 | E: jperry@sydneytheatre.com.au
www.sydneytheatre.com.au

From: C Barling
Sent: 10/07/2020 4:46:50 PM AEST (GMT +10:00)
To: Jono Perry
Cc: Mark Ayto
Mail Number: INSWNSW-GCOR-003910
Subject: INSW Authority to act on behalf of STC For SSD Consent

Jono,
Please provide confirmation that the Sydney Theatre Company (STC) allows Infrastructure NSW (INSW) to act on behalf of the STC in relation to consultation with government agencies regarding the following operational planning documents as required under SSD7561 consent conditions;

- E3 Operational Plan of Management. Due to identical consent conditions it is agreed that one Operational Plan of Management will be developed for the whole site, by Create NSW, to satisfy SSD7561 and SSD8671,
- E5 Loading Dock Management Plan. Create NSW and STC, in consultation with JMT Consultants, will develop an Operational Transport Plan to satisfy SSD7561 Loading Dock Management Plan and also the transportation documentation required for SSD8671,
- E6 Waste Management Plan. INSW will submit the Sydney Theatre Company developed Waste Management Plan for the STC tenancy concurrent as required by SSD7561 with the WBAP Waste Management Plans for SSD8671, and
- E7 Green Travel Plan. Create NSW and STC, in consultation with JMT Consultants, will develop an Operational Transport Plan to satisfy SSD7561 Green Travel Plan requirements and also the transportation documentation required for SSD8671.

Kind Regards,
Chris Barling

Operational Readiness Manager (Walsh Bay Arts Precinct)
M 0467 795 254
E chris.barling@infrastructure.nsw.gov.au

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Regards,
The Aconex Team

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Barry Hayes

From: Ingrid Emery <IEmery@portauthoritynsw.com.au>
Sent: Friday, 7 August 2020 8:56 AM
To: Chris Barling
Cc: Mark Ayto; Patrick Buckle; Ryan Bennett
Subject: RE: WBAP & STC Operational Plan of Management for Consultation
Attachments: Letter to INSW - Port Authority Comments on Walsh Bay Arts Precinct Operational Plan of Management - 20200807.pdf

Dear Chris

Please find attached Port Authority's response to the Operational Plan of Management.

Please do not hesitate to get in touch if you have any questions

Kind regards
Ingrid

Ingrid Emery | General Manager, Infrastructure

Port Authority of New South Wales

Level 4, 20 Windmill Street | Walsh Bay NSW 2000 Australia
T: +61 2 9296 4841 | M: +61 466 379 758
www.portauthoritynsw.com.au

From: Ingrid Emery
Sent: Wednesday, 29 July 2020 9:48 AM
To: Chris Barling <chris.barling@infrastructure.nsw.gov.au>
Cc: Mark Ayto <Mark.Ayto@infrastructure.nsw.gov.au>; Patrick Buckle <patrick.buckle@create.nsw.gov.au>
Subject: RE: WBAP & STC Operational Plan of Management for Consultation

Many thanks Chris, I will facilitate an internal review and we will respond by 10 August.

Kind regards
Ingrid

Ingrid Emery | General Manager, Infrastructure

Port Authority of New South Wales

Level 4, 20 Windmill Street | Walsh Bay NSW 2000 Australia
T: +61 2 9296 4841 | M: +61 466 379 758
www.portauthoritynsw.com.au

From: Chris Barling <chris.barling@infrastructure.nsw.gov.au>
Sent: Wednesday, 29 July 2020 9:38 AM
To: Ingrid Emery <IEmery@portauthoritynsw.com.au>
Cc: Mark Ayto <Mark.Ayto@infrastructure.nsw.gov.au>; Patrick Buckle <patrick.buckle@create.nsw.gov.au>
Subject: WBAP & STC Operational Plan of Management for Consultation

Dear Ms Ingrid Emery,

I am the Operational Readiness Manager at the Walsh Bay Arts Precinct redevelopment and am writing to you to commence consultation with the Port Authority of NSW (for the development of an updated Operational Plan of Management, prior to submission to the Secretary of the Department of Planning and Environment for approval as

required by the Development Consent conditions for SSD8671, Walsh Bay Arts & Cultural Precinct and SSD7561, Sydney Theatre Company.

Please see attached a covering letter from Tom Gellibrand, Infrastructure NSW- Head of Project NSW explaining the submission and (due to file size) a link to the Operational Plan of Management for your review. <https://we.tl/t-XFefaLUFC9> (Please note this link expires in 7 days)

Thanks for your assistance and please don't hesitate to contact me should you have any questions. I will touch base with you next week to confirm receipt of the submission.

Kind Regards,

Chris Barling
Operational Readiness Manager (Walsh Bay Arts Precinct)

M 0467 795 254

E chris.barling@infrastructure.nsw.gov.au | www.insw.com

Level 27, 201 Kent St, Sydney NSW 2000



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Tom Gellibrand
Head of Projects NSW
Infrastructure NSW
PO Box R220
ROYAL EXCHANGE NSW 1225

Dear Mr Gellibrand,

Via email

**Walsh Bay Arts Precinct (WBAP) and Refurbishment of Wharf Theatre at Wharf 4/5, Walsh Bay
Operational Planning Consultation regarding SSD8671 and SSD7561 Consent Conditions**

Thank you for your correspondence dated 27 July 2020 regarding consultation on the WBAP and Refurbishment of Wharf Theatre at Wharf 4/5 Operational Plan of Management (**Plan**), in line with the Consent Conditions of the planning approvals for these State Significant Developments (SSD8671 and SSD7561). We appreciate having the opportunity to review and provide comments on the Plan.

As noted in our submission to the request for SEARs, and in our submission to the State Significant Development application for SSD7561, Hickson Road is the main access route to the Overseas Passenger Terminal (OPT) for semi-trailer trucks that provide provisions to cruise vessels and for passenger coaches. As such, Hickson Road is critical for on-going operations of the cruise terminal. Normally, cruise ships berth year-round at the OPT, and the numbers of ships increase significantly between October and March. Given this, we wish to request that Port Authority be consulted as a key stakeholder on event specific transport management plans (see page 9 of the Events Management sub-plan). This will ensure events and functions are planned to minimise disruptions to operational traffic access to the OPT. This is particularly important in the context of recent changes to the road network in the precinct with the light rail.

If you would like to discuss this further, please do not hesitate to contact me at iemery@portauthoritynsw.com.au or on 0466 379 758.

Yours sincerely,



Ingrid Emery
General Manager Infrastructure

7 August 2020

YAMBA

PO Box 143
Yamba NSW 2464
T: 61 2 6646 2002

NEWCASTLE

PO Box 663
Newcastle NSW 2300
T: 61 2 4985 8222

SYDNEY

PO Box 25
Millers Point NSW 2000
T: 61 2 9296 4999

PORT KEMBLA

PO Box 89
Port Kembla NSW 2505
T: 61 2 4275 0100

EDEN

PO Box 137
Eden NSW 2551
T: 61 2 66461596

Consultation with:

Transport for NSW

Consultation includes covering letter and agency responses

17 July 2020

Attention Kaye Russell

Transport for NSW
18 Lee Street
Chippendale NSW 2008

Dear Ms Russell,

Via email

Re: Walsh Bay Arts Precinct (WBAP) and Refurbishment of Wharf Theatre at Wharf 4/5, Walsh Bay Operational Planning Consultation regarding SSD8671 & 7561 Consent Conditions

INSW is undertaking the State Significant Development of the Walsh Bay Arts Precinct which is a priority infrastructure project for the NSW Government. The redevelopment will create a public arts and cultural hub on Sydney's famous waterfront, while preserving its iconic waterfront heritage. It will become home to nine arts tenants including the Sydney Theatre Company.

We are writing to you to commence consultation with Transport for NSW (TfNSW) for the development of an updated Operational Plan of Management, prior to submission to the Secretary of the Department of Planning and Environment for approval as required by the Development Consent conditions.

We ask that you review this documentation and provide any comments or confirmation of consultation by the 3rd August 2020, in order that the Secretary of the Department of Planning and Environment can provide approval of this plan no later than September 2020.

SSD8671 relates to the works on Wharf 4/5 (excluding Sydney Theatre Company (STC), Wharf 4/5 Shore Sheds, Pier 2/3, and the wharf apron around wharf 4/5 and Pier 2/3. SSD7561 is for major upgrades to the Sydney Theatre Company tenancy within Wharf 4/5.

Infrastructure NSW (INSW) is the proponent for SSD8671 and STC is the proponent for SSD7561. INSW has been engaged by the NSW Government to deliver the project on behalf of Create NSW, who will manage the site after completion. INSW have been given authority by STC to act on their behalf throughout the consultation of the applicable documentation required by SSD7561 (please see the correspondence from STC attached).

The following operational plan has been developed to satisfy consent conditions prior to occupation/ use for SSD8671 and SSD 7561.

Operational Plan	SSD8671 Clause	SSD7561 Clause	Comments
Operational Plan of Management	D4	E3	Consent conditions identical and therefore addressed in one Operational Plan of Management, authored by Create NSW.

Please note: Consultation on the Green Travel Plan (SSD8671 D6 & SSD7561 E7), Point to Point Transport Management Plan (SSD8671 D7), Coach Management Plan (SSD8671 D8), Service and Loading Dock Management Plan ((SSD8671 D9), Loading Dock Management (SSD7561 E5) & Shuttle

Service Operation Plan (SSD8671 D10) is also required under the SSD's however this has been consulted upon and endorsed by TfNSW via separate correspondence with JMT Consultants & INSW.

Operational Plan of Management Submission

The Operational Plan of Management has been developed with separate sections to address the SSD consent conditions.

The attached Operational Plan of Management includes all sections, except section 10 Waste Management Plan, section 12 Environmental Management Plan and Section 14 Water Management. We ask that you review and provide any comments or confirmation of consultation on the submission sections 1-9, 11 and 13, with the subsequent sections to be submitted to you in early August 2020.

The sections submitted today address areas related to your agency and we hope this facilitates a quicker final review when the remaining sections are submitted.

Section	Title of section	Operational requirement addressed	Submission Status
1	Operational Plan of Management	Plan structure, governance, hours of operation, events & licencing & community consultation.	In this submission
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4	Traffic and transport	Traffic management strategies, including public access, loading and unloading, sustainable travel and parking requirements	In this submission
5	Facilities management	Facilities management strategies and process requirements	In this submission
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9	Fire safety, emergency management and WHS	Emergency management controls, incident response and WHS management	In this submission
10	Waste management plan	Waste and associated environmental management controls	Future submission (August 2020)
11	Wayfinding and signage	Wayfinding and signage strategy, branding and tenant guidelines	In this submission
12	Environmental management plan	Management and monitoring of environmental performance	Future submission (August 2020)

Section	Title of section	Operational requirement addressed	Submission Status
13	Noise and vibration	Established noise management and monitoring protocols	In this submission
14	Water management plan	Conservation of environmental conditions relating to the water and water's edge	Future submission (August 2020)

To facilitate timely consultation of Create NSW's documentation, Chris Barling (INSW- WBAP Operational Readiness Manager) will liaise with you directly to respond to any questions or comments you may have. We look forward to working together through this consultation to receive your confirmation, as applicable, as soon as possible.

Please contact Chris Barling (chris.barling@infrastructure.nsw.gov.au or 0467 795 254) in the first instance but should you require feel free to contact the undersigned.

Kind Regards,



Tom Gellibrand
Head of Project NSW- INSW



Attachment 1- INSW Approval to Consult of behalf of STC

Chris Barling

From: Jono Perry <auto-reply-mel@aconex.com>
Sent: Friday, 10 July 2020 5:17 PM
To: Chris Barling
Subject: SydThCo-GCOR-000275: Re: INSW Authority to act on behalf of STC For SSD Consent ACNXREF<zfdexdQXE6krsRd4MhoY4>

You have received a new **General Correspondence: SydThCo-GCOR-000275**

Project: WBAP
Type: General Correspondence
Mail Number: SydThCo-GCOR-000275
To: Mr Chris Barling, Infrastructure NSW
Cc: Mr Mark Ayto, Infrastructure NSW
Mr Julian Messer, Sydney Theatre Company
From: J Perry, Sydney Theatre Company
Sent: 10/07/2020 5:17:17 PM AEST (GMT +10:00)
Status: N/A
Subject: Re: INSW Authority to act on behalf of STC For SSD Consent

Hi Chris,
Confirming than INSW can act on STC's behalf in relation to SSD7561 consent conditions as outlined below.
Cheers,
Jono

Jono Perry | Wharf Renewal Project Director
Sydney Theatre Company
Fox Studios 103 U9, 38 Driver Avenue, Moore Park NSW 2021
PO Box 777 Millers Point NSW 2000
T: +61 (2) 9250 1718 | M: +61 414 305 476 | E: jperry@sydneytheatre.com.au
www.sydneytheatre.com.au

From: C Barling
Sent: 10/07/2020 4:46:50 PM AEST (GMT +10:00)
To: Jono Perry
Cc: Mark Ayto
Mail Number: INSWNSW-GCOR-003910
Subject: INSW Authority to act on behalf of STC For SSD Consent

Jono,
Please provide confirmation that the Sydney Theatre Company (STC) allows Infrastructure NSW (INSW) to act on behalf of the STC in relation to consultation with government agencies regarding the following operational planning documents as required under SSD7561 consent conditions;

- E3 Operational Plan of Management. Due to identical consent conditions it is agreed that one Operational Plan of Management will be developed for the whole site, by Create NSW, to satisfy SSD7561 and SSD8671,
- E5 Loading Dock Management Plan. Create NSW and STC, in consultation with JMT Consultants, will develop an Operational Transport Plan to satisfy SSD7561 Loading Dock Management Plan and also the transportation documentation required for SSD8671,
- E6 Waste Management Plan. INSW will submit the Sydney Theatre Company developed Waste Management Plan for the STC tenancy concurrent as required by SSD7561 with the WBAP Waste Management Plans for SSD8671, and
- E7 Green Travel Plan. Create NSW and STC, in consultation with JMT Consultants, will develop an Operational Transport Plan to satisfy SSD7561 Green Travel Plan requirements and also the transportation documentation required for SSD8671.

Kind Regards,
Chris Barling

Operational Readiness Manager (Walsh Bay Arts Precinct)
M 0467 795 254
E chris.barling@infrastructure.nsw.gov.au

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27 July 2020

Attention Kaye Russell

Transport for NSW
18 Lee Street
Chippendale NSW 2008

Dear Ms Russell,

Via email

Re: Walsh Bay Arts Precinct (WBAP) and Refurbishment of Wharf Theatre at Wharf 4/5, Walsh Bay Operational Planning Consultation regarding SSD8671 & 7561 Consent Conditions

Further to our letter on the 17th July 2020 please see attached the finalised sections of the WBAP and Sydney Theatre Company Operational Plan of Management.

We ask that you review this documentation and provide any comments or confirmation of consultation by the 10th August 2020, in order that the Secretary of the Department of Planning and Environment can provide approval of this plan no later than September 2020.

Operational Plan of Management Second Submission

As previously noted, the Operational Plan of Management has been developed with separate sections to address the SSD consent conditions. The attached Operational Plan of Management includes the three outstanding sections which were not provided with the submission on the 17th July 2020.

For completeness and ease of reference we have included **all sections** of the Operational Plan of Management as listed in the table below in this submission.

Section	Title of section	Operational requirement addressed	Submission Status
1	Operational Plan of Management	Plan structure, governance, hours of operation, events & licencing & community consultation.	Submitted 17 th July 2020
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7	Security management	Security and access control requirements, including surveillance	Submitted 17 th July 2020
8	Food and beverage	Food and beverage compliance for operators within the precinct	Submitted 17 th July 2020
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13	Noise and vibration	Established noise management and monitoring protocols	Submitted 17 th July 2020
14	Water management plan	Conservation of environmental conditions relating to the water and water's edge	In this submission

To facilitate timely consultation of Create NSW's documentation, Chris Barling (INSW- WBAP Operational Readiness Manager) will liaise with you directly to respond to any questions or comments you may have. We look forward to working together through this consultation to receive your confirmation, as applicable, as soon as possible.

Please contact Chris Barling (chris.barling@infrastructure.nsw.gov.au or 0467 795 254) in the first instance but should you require feel free to contact the undersigned.

Kind Regards,



Tom Gellibrand
Head of Project NSW- INSW

Barry Hayes

From: Kaye Russell <Kaye.Russell@transport.nsw.gov.au>
Sent: Friday, 7 August 2020 11:38 AM
To: Chris Barling
Cc: David Ballm; Mark Ayto; Patrick Buckle
Subject: RE: WBAP & STC Operational Plan of Management for Consultation

Hi Chris

Thank you for providing TfNSW with Operational Plan of Management (OPM) for the Walsh Bay Precinct redevelopment.

Several construction projects are likely to occur at the same time as this development within the CBD. The cumulative increase in construction vehicle movements from these projects could have the potential to impact on general traffic and bus operations in the CBD, and the safety of pedestrians and cyclists within the CBD particularly during commuter peak periods.

TfNSW has endorsed the forwarded OPM. Please ensure this OPM is shared and adhered to by all contractors. If the OPM changes, please forward a copy to TfNSW for further review and endorsement.

TfNSW welcomes ongoing discussions on any issues that may arise during the development relating to traffic and transport.

Regards

Kaye Russell
Transport Planning Project Manager
Sydney Coordination Office
Transport Coordination, Greater Sydney
Transport for NSW

M 0435 961 672
Level 44 680 George Street Sydney NSW 2000



**Transport
for NSW**

From: Chris Barling [mailto:chris.barling@infrastructure.nsw.gov.au]
Sent: Friday, 17 July 2020 3:41 PM
To: Kaye Russell <Kaye.Russell@transport.nsw.gov.au>
Cc: David Ballm <David.BALLM@transport.nsw.gov.au>; Mark Ayto <Mark.Ayto@infrastructure.nsw.gov.au>; Patrick Buckle <patrick.buckle@create.nsw.gov.au>
Subject: WBAP & STC Operational Plan of Management for Consultation

Dear Ms Russell,

I am the Operational Readiness Manager at the Walsh Bay Arts Precinct redevelopment and am writing to you to commence consultation with Transport for NSW (for the development of an updated Operational Plan of

Management, prior to submission to the Secretary of the Department of Planning and Environment for approval as required by the Development Consent conditions for SSD8671, Walsh Bay Arts & Cultural Precinct and SSD7561, Sydney Theatre Company.

Please see attached a covering letter from Tom Gellibrand, Infrastructure NSW- Head of Project NSW explaining the submission and (due to file size) a link to the Operational Plan of Management for your review. <https://we.tl/t-FU89Q7ZbGg> (Please note this link expires in 7 days)

Thanks for your assistance and please don't hesitate to contact me should you have any questions. I will touch base with you next week to confirm receipt of the submission.

Kind Regards,

Chris Barling
Operational Readiness Manager (Walsh Bay Arts Precinct)

M 0467 795 254

E chris.barling@infrastructure.nsw.gov.au | www.insw.com

Level 15, Macquarie House, 167 Macquarie Street, Sydney NSW 2000



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Consultation with:

NSW Police

Consultation includes covering letter and agency responses

17 July 2020

Attention: Constable Timothy Venn

Police (Sydney Local Area Command)
Crime Prevention Officer
192 Day Street
SYDNEY 2000

Dear Constable Venn,

Via email

Re: Walsh Bay Arts Precinct (WBAP) and Refurbishment of Wharf Theatre at Wharf 4/5, Walsh Bay Operational Planning Consultation regarding SSD8671 & 7561 Consent Conditions

INSW is undertaking the State Significant Development of the Walsh Bay Arts Precinct which is a priority infrastructure project for the NSW Government. The redevelopment will create a public arts and cultural hub on Sydney's famous waterfront, while preserving its iconic waterfront heritage. It will become home to nine arts tenants including the Sydney Theatre Company.

We are writing to you to commence consultation with NSW Police for the development of an updated Operational Plan of Management, prior to submission to the Secretary of the Department of Planning and Environment for approval as required by the Development Consent conditions.

We ask that you review this documentation and provide any comments or confirmation of consultation by the 3rd August 2020, in order that the Secretary of the Department of Planning and Environment can provide approval of this plan no later than September 2020.

SSD8671 relates to the works on Wharf 4/5 (excluding Sydney Theatre Company (STC), Wharf 4/5 Shore Sheds, Pier 2/3, and the wharf apron around wharf 4/5 and Pier 2/3. SSD7561 is for major upgrades to the Sydney Theatre Company tenancy within Wharf 4/5.

Infrastructure NSW (INSW) is the proponent for SSD8671 and STC is the proponent for SSD7561. INSW has been engaged by the NSW Government to deliver the project on behalf of Create NSW, who will manage the site after completion. INSW have been given authority by STC to act on their behalf throughout the consultation of the applicable documentation required by SSD7561 (please see the correspondence from STC attached).

The following operational plan has been developed to satisfy consent conditions prior to occupation/ use for SSD8671 and SSD 7561.

Operational Plan	SSD8671 Clause	SSD7561 Clause	Comments
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Operational Plan of Management Submission

The Operational Plan of Management has been developed with separate sections to address the SSD consent conditions.

The attached Operational Plan of Management includes all sections, except section 10 Waste Management Plan, section 12 Environmental Management Plan and Section 14 Water Management. We ask that you review and provide any comments or confirmation of consultation on the submission sections 1-9, 11 and 13, with the subsequent sections to be submitted to you in early August 2020.

The sections submitted today address areas related to your agency and we hope this facilitates a quicker final review when the remaining sections are submitted.

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13	Noise and vibration	Established noise management and monitoring protocols	In this submission

Section	Title of section	Operational requirement addressed	Submission Status
14	Water management plan	Conservation of environmental conditions relating to the water and water's edge	Future submission (August 2020)

To facilitate timely consultation of Create NSW's documentation, Chris Barling (INSW- WBAP Operational Readiness Manager) will liaise with you directly to respond to any questions or comments you may have. We look forward to working together through this consultation to receive your confirmation, as applicable, as soon as possible.

Please contact Chris Barling (chris.barling@infrastructure.nsw.gov.au or 0467 795 254) in the first instance but should you require feel free to contact the undersigned.

Kind Regards,



Tom Gellibrand
Head of Project NSW- INSW



Attachment 1- INSW Approval to Consult of behalf of STC

Chris Barling

From: Jono Perry <auto-reply-mel@aconex.com>
Sent: Friday, 10 July 2020 5:17 PM
To: Chris Barling
Subject: SydThCo-GCOR-000275: Re: INSW Authority to act on behalf of STC For SSD Consent ACNXREF<zfdexdQXE6krsRd4MhoY4>

You have received a new **General Correspondence: SydThCo-GCOR-000275**

Project: WBAP
Type: General Correspondence
Mail Number: SydThCo-GCOR-000275
To: Mr Chris Barling, Infrastructure NSW
Cc: Mr Mark Ayto, Infrastructure NSW
Mr Julian Messer, Sydney Theatre Company
From: J Perry, Sydney Theatre Company
Sent: 10/07/2020 5:17:17 PM AEST (GMT +10:00)
Status: N/A
Subject: Re: INSW Authority to act on behalf of STC For SSD Consent

Hi Chris,
Confirming than INSW can act on STC's behalf in relation to SSD7561 consent conditions as outlined below.
Cheers,
Jono

Jono Perry | Wharf Renewal Project Director
Sydney Theatre Company
Fox Studios 103 U9, 38 Driver Avenue, Moore Park NSW 2021
PO Box 777 Millers Point NSW 2000
T: +61 (2) 9250 1718 | M: +61 414 305 476 | E: jperry@sydneytheatre.com.au
www.sydneytheatre.com.au

From: C Barling
Sent: 10/07/2020 4:46:50 PM AEST (GMT +10:00)
To: Jono Perry
Cc: Mark Ayto
Mail Number: INSWNSW-GCOR-003910
Subject: INSW Authority to act on behalf of STC For SSD Consent

Jono,
Please provide confirmation that the Sydney Theatre Company (STC) allows Infrastructure NSW (INSW) to act on behalf of the STC in relation to consultation with government agencies regarding the following operational planning documents as required under SSD7561 consent conditions;

- E3 Operational Plan of Management. Due to identical consent conditions it is agreed that one Operational Plan of Management will be developed for the whole site, by Create NSW, to satisfy SSD7561 and SSD8671,
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Kind Regards,
Chris Barling

Operational Readiness Manager (Walsh Bay Arts Precinct)
M 0467 795 254
E chris.barling@infrastructure.nsw.gov.au

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Regards,
The Aconex Team

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27 July 2020

Attention: Constable Nicholas Tonkes

Police (Sydney Local Area Command)
Crime Prevention Officer
192 Day Street
SYDNEY 2000

Dear Constable Tonkes,

Via email

Re: Walsh Bay Arts Precinct (WBAP) and Refurbishment of Wharf Theatre at Wharf 4/5, Walsh Bay Operational Planning Consultation regarding SSD8671 & 7561 Consent Conditions

Further to our letter on the 17th July 2020 please see attached the finalised sections of the WBAP and Sydney Theatre Company Operational Plan of Management.

We ask that you review this documentation and provide any comments or confirmation of consultation by the 10th August 2020, in order that the Secretary of the Department of Planning and Environment can provide approval of this plan no later than September 2020.

Operational Plan of Management Second Submission

As previously noted, the Operational Plan of Management has been developed with separate sections to address the SSD consent conditions. The attached Operational Plan of Management includes the three outstanding sections which were not provided with the submission on the 17th July 2020.

For completeness and ease of reference we have included **all sections** of the Operational Plan of Management as listed in the table below in this submission.

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To facilitate timely consultation of Create NSW's documentation, Chris Barling (INSW- WBAP Operational Readiness Manager) will liaise with you directly to respond to any questions or comments you may have. We look forward to working together through this consultation to receive your confirmation, as applicable, as soon as possible.

Please contact Chris Barling (chris.barling@infrastructure.nsw.gov.au or 0467 795 254) in the first instance but should you require feel free to contact the undersigned.

Kind Regards,



Tom Gellibrand
Head of Project NSW- INSW

Barry Hayes

From: Matthew Aylward <aylw1mat@police.nsw.gov.au> on behalf of #SYDCITYCPO
<SYDCITYCPO@police.nsw.gov.au>
Sent: Friday, 11 September 2020 9:31 AM
To: Barry Hayes
Subject: Sydney City PAC Assessment - Walsh Bay Arts Precinct [DLM=Sensitive]
Attachments: Walsh Bay Arts Precinct.pdf

Good Morning Barry,

I hope you are well!

Please find attached our comments on the Walsh Bay Arts Precinct project.

I hope this information assists you.

Have a lovely weekend!



Nicholas TONKES & Matthew AYLWARD

Crime Prevention Officers

Crime Prevention Unit - Sydney City Police Area Command

192 Day Street, Sydney, 2000

E: sydcitycpo@police.nsw.gov.au P: (02) 9265-6464 E: 56464 M: 0400 967 647



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NSW Police Force

ATT: Barry HAYES
Project Manager - Walsh Bay Arts Precinct

RE: Security Assessment – Walsh Bay Arts Precinct, Pier 2/3 and Wharf 4/5

On Tuesday the 4th of August 2020, Crime Prevention Officers attached to Sydney City Police Area Command attended the Walsh Bay Arts Precinct and conducted a security assessment. The purpose of this security assessment was to address potentials for crime to occur once the site had been fully developed and all works completed.

Police have utilised the principle of Crime Prevention Through Environmental Design (CPTED) to identify risks and hazards at the location.

As a result of the security assessment, Police have identified certain features of the infrastructure that will require addressing by the operator should they wish to mitigate any anti-social behaviour / criminal offences taking place at the location.

ISSUES OF CONCERN

1) ENTRANCES FROM HICKSON ROAD

The entrances to the site from Hickson Road were notably equipped with single arm boom gates.

As a vehicle mitigation strategy, the boom gates appeared unable to guarantee the stopping of vehicles trying to access the piers and wharfs, should they be utilised as a ram or to cause mass casualty.

Given the possibility of large patronage numbers at any one time utilising the piers and wharfs, more adequate vehicle mitigation equipment would be desirable.

Crime Prevention Unit

192 Day Street, Sydney NSW 2000

T 02 9265 6464 **F** 02 9265 6416 **W** www.police.nsw.gov.au

TTY 02 9211 3776 for the hearing and speech impaired ABN 43 408 613 180

TRIPLE ZERO (000)

Emergency only

POLICE ASSISTANCE LINE (131 444)

For non emergencies

CRIME STOPPERS (1800 333 000)

Report crime anonymously



NSW Police Force

2) ACCESS TO SECURITY 24/7

If there is an issue onsite when security contractors are not present, a clear strategy should be in place to ensure police are able to access all required information to investigate what has occurred. Access to security camera footage and access to the site should be able to be provided at the shortest of notice to mitigate any further criminal offences or behaviour taking place. This is also crucial for timely suspect identification and arrest potentials.

3) CPTED ASSESSMENT

Police do not have any comments on the CPTED assessment provided by the privately contracted firm 'LCI Consultants'.

Disclaimer

NSW Police has a vital interest in ensuring the safety of members of the community and their property. By using recommendations contained within this document, any person who does so acknowledges that:

- It is not possible to make areas evaluated by NSW Police absolutely safe for the community and their property.
- Recommendations are based upon information provided to, and observations made by NSW Police at the time the document was prepared.
- The evaluation/report is a confidential document and is for use by the person/organization referred to on page one.
- The contents of this evaluation/report are not to be copied or circulated otherwise than for the purposes of the person/organization referred to on page one.

NSW Police hopes that by using the recommendations contained within this document, criminal activity will be reduced and the safety of members of the community and their property will be increased. However, it does not guarantee that all risks have been identified, or that the area evaluated will be free from criminal activity if its recommendations are followed.

Should you have any questions in relation to this report do not hesitate to contact me on the details listed below.

Kindly,

Prepared by: _____
Matthew AYLWARD
Constable
Crime Prevention Officer
Sydney City Police Area Command
11 September 2020

Crime Prevention Unit

192 Day Street, Sydney NSW 2000

T 02 9265 6464 **F** 02 9265 6416 **W** www.police.nsw.gov.au

TTY 02 9211 3776 for the hearing and speech impaired ABN 43 408 613 180

TRIPLE ZERO (000)

Emergency only

POLICE ASSISTANCE LINE (131 444)

For non emergencies

CRIME STOPPERS (1800 333 000)

Report crime anonymously

Barry Hayes

From: Matthew Aylward <aylw1mat@police.nsw.gov.au> on behalf of #SYDCITYCPO
<SYDCITYCPO@police.nsw.gov.au>
Sent: Wednesday, 23 September 2020 8:55 AM
To: Barry Hayes
Subject: RE: Sydney City PAC Assessment - Walsh Bay Arts Precinct [DLM=Sensitive]

Hi Barry,

Thanks for the email!

That all sounds great. It will be exciting once it is all up and running.

Good luck with it all and have a lovely week!



Matthew AYLWARD

Crime Prevention Officer

Crime Prevention Unit - Sydney City Police Area Command

192 Day Street, Sydney, 2000

E: aylw1mat@police.nsw.gov.au P: (02) 9265-6545 E: 56545 M: 0400 967 647



From: Barry Hayes <Barry.Hayes@infrastructure.nsw.gov.au>
Sent: Tuesday, 22 September 2020 4:06 PM
To: #SYDCITYCPO <SYDCITYCPO@police.nsw.gov.au>
Cc: Chris Barling <chris.barling@infrastructure.nsw.gov.au>
Subject: RE: Sydney City PAC Assessment - Walsh Bay Arts Precinct [DLM=Sensitive]

Hi Matt

I would like to provide a response to your review of the OPM.

NSW Police Force comment 1 - ENTRANCES FROM HICKSON ROAD

The entrances to the site from Hickson Road were notably equipped with single arm boom gates. As a vehicle mitigation strategy, the boom gates appeared unable to guarantee the stopping of vehicles trying to access the piers and wharfs, should they be utilised as a ram or to cause mass casualty. Given the possibility of large patronage numbers at any one time utilising the piers and wharfs, more adequate vehicle mitigation equipment would be desirable.

Create NSW Response: The precinct has a limited low density population, conditioned by the consent, for day to day operations. The precinct design encourages patrons and audiences to use the internal aprons between Wharf 4/5 and Pier 2/3, with roadway entrances protected by bollards. Vehicle access is limited to the external aprons, controlled by the use of boom gates. In the instance of an event or larger activation taking place the Event Management Plan calls for a targeted risk assessment and implementation of control measures to mitigate identified risks. Population numbers and vehicle access are nominated risks to be addressed.

NSW Police Force comment 2 - ACCESS TO SECURITY 24/7

If there is an issue onsite when security contractors are not present, a clear strategy should be in place to ensure police are able to access all required information to investigate what has occurred. Access to security camera footage and access to the site should be able to be provided at the shortest of notice to mitigate any further criminal offences or behaviour taking place. This is also crucial for timely suspect identification and arrest potentials.

Create NSW Response: Security footage and access to site will be managed by a 24/7 service contract. Contact details for the Precinct representatives will be made available on request.

NSW Police Force comment 3 - CPTED ASSESSMENT

Police do not have any comments on the CPTED assessment provided by the privately contracted firm 'LCI Consultants'.

Create NSW Response: No further action required

Thank you.

Regards,

Barry Hayes

Project Manager (Walsh Bay Arts Precinct)

M 0415 444 724

E barry.hayes@infrastructure.nsw.gov.au | www.insw.com

Level 27, 201 Kent St, Sydney NSW 2000



From: Barry Hayes

Sent: Friday, 11 September 2020 10:39 AM

To: #SYDCITYCPO <SYDCITYCPO@police.nsw.gov.au>

Cc: Chris Barling <chris.barling@infrastructure.nsw.gov.au>

Subject: RE: Sydney City PAC Assessment - Walsh Bay Arts Precinct [DLM=Sensitive]

Hi Matt

Thank you. I acknowledge receipt of your review.

Regards,

Barry Hayes

Project Manager (Walsh Bay Arts Precinct)

M 0415 444 724

E barry.hayes@infrastructure.nsw.gov.au | www.insw.com

Level 27, 201 Kent St, Sydney NSW 2000



From: Matthew Aylward <aylw1mat@police.nsw.gov.au> **On Behalf Of** #SYDCITYCPO

Sent: Friday, 11 September 2020 9:31 AM

To: Barry Hayes <Barry.Hayes@infrastructure.nsw.gov.au>

Subject: Sydney City PAC Assessment - Walsh Bay Arts Precinct [DLM=Sensitive]

Good Morning Barry,

I hope you are well!

Please find attached our comments on the Walsh Bay Arts Precinct project.

I hope this information assists you.

Have a lovely weekend!



Nicholas TONKES & Matthew AYLWARD

Crime Prevention Officers

Crime Prevention Unit - Sydney City Police Area Command

192 Day Street, Sydney, 2000

E: sydcitycpo@police.nsw.gov.au P: [\(02\) 9265-6464](tel:(02)9265-6464) E: [56464](tel:56464) M: [0400 967 647](tel:0400967647)



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Consultation with:

City of Sydney

Consultation includes covering letter and agency responses

27 July 2020

Attention: Ms Marie Burge

City of Sydney
Town Hall House
456 Kent Street
Sydney NSW 200

Dear Ms Burge,

Via email

Re: Walsh Bay Arts Precinct (WBAP) and Refurbishment of Wharf Theatre at Wharf 4/5, Walsh Bay Operational Planning Consultation regarding SSD8671 & 7561 Consent Conditions

INSW is undertaking the State Significant Development of the Walsh Bay Arts Precinct which is a priority infrastructure project for the NSW Government. The redevelopment will create a public arts and cultural hub on Sydney's famous waterfront, while preserving its iconic waterfront heritage. It will become home to nine arts tenants including the Sydney Theatre Company.

We are writing to you to commence consultation with City of Sydney for the development of an updated Operational Plan of Management, Waste Management Plan and Operational Noise & Vibration Management Plan prior to submission to the Secretary of the Department of Planning and Environment for approval as required by the Development Consent conditions.

We ask that you review this documentation and provide any comments or confirmation of consultation by the 10th August 2020, in order that the Secretary of the Department of Planning and Environment can provide approval of this plan no later than September 2020.

SSD8671 relates to the works on Wharf 4/5 (excluding Sydney Theatre Company (STC), Wharf 4/5 Shore Sheds, Pier 2/3, and the wharf apron around wharf 4/5 and Pier 2/3. SSD7561 is for major upgrades to the Sydney Theatre Company tenancy within Wharf 4/5.

Infrastructure NSW (INSW) is the proponent for SSD8671 and STC is the proponent for SSD7561. INSW has been engaged by the NSW Government to deliver the project on behalf of Create NSW, who will manage the site after completion. INSW have been given authority by STC to act on their behalf throughout the consultation of the applicable documentation required by SSD7561 (please see the correspondence from STC attached).

The following operational plan has been developed to satisfy consent conditions prior to occupation/ use for SSD8671 and SSD 7561.

Operational Plan	SSD8671 Clause	SSD7561 Clause	Comments
Operational Plan of Management	D4	E3	Consent conditions identical and therefore addressed in one Operational Plan of Management, authored by Create NSW.
Waste Management Plan	D11	E6	This is covered by two separate Waste Management Plans

Operational Plan	SSD8671 Clause	SSD7561 Clause	Comments
			SSD8671- Arup, SSD7561- STC
Operational Noise & Vibration Management Plan	D12	E4	Consent conditions are addressed in one Operational Plan of Management, authored by Arup.

Please note: Consultation on the Green Travel Plan (SSD8671 D6 & SSD7561 E7), Point to Point Transport Management Plan (SSD8671 D7), Coach Management Plan (SSD8671 D8), Service and Loading Dock Management Plan ((SSD8671 D9), Loading Dock Management (SSD7561 E5) & Shuttle Service Operation Plan (SSD8671 D10) is also required under the SSD's however this has been consulted upon via separate correspondence with JMT Consultants.

To facilitate timely consultation of Create NSW's documentation, Chris Barling (INSW- WBAP Operational Readiness Manager) will liaise with you directly to respond to any questions or comments you may have. We look forward to working together through this consultation to receive your confirmation, as applicable, as soon as possible.

Please contact Chris Barling (chris.barling@infrastructure.nsw.gov.au or 0467 795 254) in the first instance but should you require feel free to contact the undersigned.

Kind Regards,



Tom Gellibrand
Head of Project NSW- INSW



Attachment 1- INSW Approval to Consult of behalf of STC

Chris Barling

From: Jono Perry <auto-reply-mel@aconex.com>
Sent: Friday, 10 July 2020 5:17 PM
To: Chris Barling
Subject: SydThCo-GCOR-000275: Re: INSW Authority to act on behalf of STC For SSD Consent ACNXREF<zfdexdQXE6krsRd4MhoY4>

You have received a new **General Correspondence: SydThCo-GCOR-000275**

Project: WBAP
Type: General Correspondence
Mail Number: SydThCo-GCOR-000275
To: Mr Chris Barling, Infrastructure NSW
Cc: Mr Mark Ayto, Infrastructure NSW
Mr Julian Messer, Sydney Theatre Company
From: J Perry, Sydney Theatre Company
Sent: 10/07/2020 5:17:17 PM AEST (GMT +10:00)
Status: N/A
Subject: Re: INSW Authority to act on behalf of STC For SSD Consent

Hi Chris,
Confirming than INSW can act on STC's behalf in relation to SSD7561 consent conditions as outlined below.
Cheers,
Jono

Jono Perry | Wharf Renewal Project Director
Sydney Theatre Company
Fox Studios 103 U9, 38 Driver Avenue, Moore Park NSW 2021
PO Box 777 Millers Point NSW 2000
T: +61 (2) 9250 1718 | M: +61 414 305 476 | E: jperry@sydneytheatre.com.au
www.sydneytheatre.com.au

From: C Barling
Sent: 10/07/2020 4:46:50 PM AEST (GMT +10:00)
To: Jono Perry
Cc: Mark Ayto
Mail Number: INSWNSW-GCOR-003910
Subject: INSW Authority to act on behalf of STC For SSD Consent

Jono,
Please provide confirmation that the Sydney Theatre Company (STC) allows Infrastructure NSW (INSW) to act on behalf of the STC in relation to consultation with government agencies regarding the following operational planning documents as required under SSD7561 consent conditions;

- E3 Operational Plan of Management. Due to identical consent conditions it is agreed that one Operational Plan of Management will be developed for the whole site, by Create NSW, to satisfy SSD7561 and SSD8671,
- E5 Loading Dock Management Plan. Create NSW and STC, in consultation with JMT Consultants, will develop an Operational Transport Plan to satisfy SSD7561 Loading Dock Management Plan and also the transportation documentation required for SSD8671,
- E6 Waste Management Plan. INSW will submit the Sydney Theatre Company developed Waste Management Plan for the STC tenancy concurrent as required by SSD7561 with the WBAP Waste Management Plans for SSD8671, and
- E7 Green Travel Plan. Create NSW and STC, in consultation with JMT Consultants, will develop an Operational Transport Plan to satisfy SSD7561 Green Travel Plan requirements and also the transportation documentation required for SSD8671.

Kind Regards,
Chris Barling

Operational Readiness Manager (Walsh Bay Arts Precinct)
M 0467 795 254
E chris.barling@infrastructure.nsw.gov.au

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The Aconex Team

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Barry Hayes

From: Barry Hayes
Sent: Thursday, 3 September 2020 9:54 AM
To: 'Marie Burge'
Cc: Chris Barling; Mark Ayto
Subject: RE: WBAP & STC Operational Plan of Management, Waste Management & Noise Management Plan for Consultation

Hi Marie

Signage and Wayfinding has been through an extensive consultation process with local stakeholders that included City of Sydney, Walsh Bay Precinct Association and resident arts tenants. This has not previously been raised as an item of concern. Due to the heritage significance of the Precinct, further consultation was acquired from the Heritage Division to ensure the wayfinding and signage strategy was aligned with the heritage conservation management plan. The Noise & Vibration Management Plan considers the noise impacts of patrons leaving the precinct, and this has not identified any additional controls being required.

As such, the signage has been considered but is not deemed necessary. Should noise complaints be received in the future we will follow the documented procedure included in the Operational Plan of Management to assess the most appropriate response to mitigate ongoing impact.

Regards,
Barry Hayes
Project Manager (Walsh Bay Arts Precinct)

M 0415 444 724
E barry.hayes@infrastructure.nsw.gov.au | www.insw.com
Level 27, 201 Kent St, Sydney NSW 2000



From: Marie Burge <MBurge@cityofsydney.nsw.gov.au>
Sent: Wednesday, 26 August 2020 3:09 PM
To: Barry Hayes <Barry.Hayes@infrastructure.nsw.gov.au>
Cc: Chris Barling <chris.barling@infrastructure.nsw.gov.au>; Mark Ayto <Mark.Ayto@infrastructure.nsw.gov.au>
Subject: RE: WBAP & STC Operational Plan of Management, Waste Management & Noise Management Plan for Consultation

Hi Barry,

I have received comments from our late night trading unit who have reviewed a number of chapters within the operational plan of management including:

- Part 1 – POM overview
- Part 3 – Events Management
- Part 5 – Facilities Management
- Part 7 – Security
- Part 9 – Fire emergency and WHS
- Part 11 – Wayfinding and signage

No concerns were raised from an operational point of view. One recommendation is to consider the addition of amenity signage in the area that provides advice to patrons to maintain quiet and order when leaving and entering the precinct.

As discussed in my previous email, a number of chapters include information that is to be satisfied under separate conditions of consent. Council does not raise any objections to the structure of the operational plan of management but acknowledge that the content of these chapters may be subject to change.

Kind regards,

Marie Burge
Planner
Planning Assessments



Telephone: +612 9288 5850
cityofsydney.nsw.gov.au

From: Barry Hayes <Barry.Hayes@infrastructure.nsw.gov.au>
Sent: Wednesday, 26 August 2020 2:15 PM
To: Marie Burge <MBurge@cityofsydney.nsw.gov.au>
Cc: Chris Barling <chris.barling@infrastructure.nsw.gov.au>; Mark Ayto <Mark.Ayto@infrastructure.nsw.gov.au>
Subject: RE: WBAP & STC Operational Plan of Management, Waste Management & Noise Management Plan for Consultation

Hi Marie

Thank you for the update. I stress the importance of receiving CoS comments asap as we are approaching project completion. I note that the operational plan of management was sent to CoS for review on 29th July.

Regards,
Barry Hayes
Project Manager (Walsh Bay Arts Precinct)

M 0415 444 724
E barry.hayes@infrastructure.nsw.gov.au | www.insw.com
Level 27, 201 Kent St, Sydney NSW 2000



From: Marie Burge <MBurge@cityofsydney.nsw.gov.au>
Sent: Tuesday, 25 August 2020 2:57 PM
To: Barry Hayes <Barry.Hayes@infrastructure.nsw.gov.au>
Subject: RE: WBAP & STC Operational Plan of Management, Waste Management & Noise Management Plan for Consultation

Hi Barry,

Apologies for missing your calls. I'm just waiting on some final comments from our late night management and compliance unit on a few of the security, event and facilities management and emergency chapters in the operational plan of management.

As discussed in earlier conversations, the City is generally accepting of the structure of the operational plan of management for the Walsh Bay Arts Precinct and the Sydney Theatre Company. There are a number of chapters within the plan that require approval under other conditions of consent and we acknowledge that the content of those chapters are subject to change as a result of this. This includes matters relating to signage, heritage and transport.

I will get back to you as soon as possible with any additional comments we may have.

Kind regards,

Marie Burge
Planner
Planning Assessments



Telephone: +612 9288 5850
cityofsydney.nsw.gov.au

From: Barry Hayes <Barry.Hayes@infrastructure.nsw.gov.au>
Sent: Wednesday, 19 August 2020 11:47 AM
To: Marie Burge <MBurge@cityofsydney.nsw.gov.au>; Chris Barling <chris.barling@infrastructure.nsw.gov.au>
Cc: Mark Ayto <Mark.Ayto@infrastructure.nsw.gov.au>; Patrick Buckle <patrick.buckle@create.nsw.gov.au>; Jono Perry <jperry@sydneytheatre.com.au>
Subject: RE: WBAP & STC Operational Plan of Management, Waste Management & Noise Management Plan for Consultation

Hi Marie

Thank you, I note the City of Sydney's endorsement of the Waste Management Plan & the Operational Noise and Vibration Management Plan.

I look forward to seeing your review of the OPM.

Regards,
Barry Hayes
Project Manager (Walsh Bay Arts Precinct)

M 0415 444 724
E barry.hayes@infrastructure.nsw.gov.au | www.insw.com
Level 27, 201 Kent St, Sydney NSW 2000



From: Marie Burge <MBurge@cityofsydney.nsw.gov.au>
Sent: Tuesday, 18 August 2020 8:51 AM
To: Barry Hayes <Barry.Hayes@infrastructure.nsw.gov.au>; Chris Barling <chris.barling@infrastructure.nsw.gov.au>
Cc: Mark Ayto <Mark.Ayto@infrastructure.nsw.gov.au>; Patrick Buckle <patrick.buckle@create.nsw.gov.au>; Jono Perry <jperry@sydneytheatre.com.au>
Subject: RE: WBAP & STC Operational Plan of Management, Waste Management & Noise Management Plan for Consultation

Hi Barry,

I have received comments back from some internal units regarding the waste management plans and noise management plan submitted for consultation.

No issues have been raised by the City's Waste Management Unit or the Health and Building Unit regarding these documents.

I am still reviewing the operational plan of management and will get back to you regarding this document as soon as possible.

Kind regards,

Marie Burge
Planner
Planning Assessments



Telephone: +612 9288 5850
cityofsydney.nsw.gov.au

From: Barry Hayes <Barry.Hayes@infrastructure.nsw.gov.au>
Sent: Thursday, 13 August 2020 5:08 PM
To: Marie Burge <MBurge@cityofsydney.nsw.gov.au>; Chris Barling <chris.barling@infrastructure.nsw.gov.au>
Cc: Mark Ayto <Mark.Ayto@infrastructure.nsw.gov.au>; Patrick Buckle <patrick.buckle@create.nsw.gov.au>; Jono Perry <jperry@sydneytheatre.com.au>
Subject: RE: WBAP & STC Operational Plan of Management, Waste Management & Noise Management Plan for Consultation

Hi Marie

Thank you for the update. I will look out for the documents early next week.

Regards,
Barry Hayes
Project Manager

M 0415 444 724
E barry.hayes@infrastructure.nsw.gov.au | www.insw.com
Level 27, 201 Kent St, Sydney NSW 2000



From: Marie Burge <MBurge@cityofsydney.nsw.gov.au>
Sent: Thursday, 13 August 2020 4:54 PM
To: Barry Hayes <Barry.Hayes@infrastructure.nsw.gov.au>; Chris Barling <chris.barling@infrastructure.nsw.gov.au>
Cc: Mark Ayto <Mark.Ayto@infrastructure.nsw.gov.au>; Patrick Buckle <patrick.buckle@create.nsw.gov.au>; Jono Perry <jperry@sydneytheatre.com.au>

Subject: RE: WBAP & STC Operational Plan of Management, Waste Management & Noise Management Plan for Consultation

Hi Barry,

Thanks for your email. Apologies for missing your call.

I will chase up some of our internal units to get their feedback on the various documents that have been sent through. I am hoping to provide you with comments for most if not all of the documents sent in by early next week.

Kind regards,

Marie Burge
Planner
Planning Assessments

CITY OF SYDNEY 

Telephone: +612 9288 5850
cityofsydney.nsw.gov.au

From: Barry Hayes <Barry.Hayes@infrastructure.nsw.gov.au>
Sent: Thursday, 13 August 2020 4:29 PM
To: Chris Barling <chris.barling@infrastructure.nsw.gov.au>; Marie Burge <MBurge@cityofsydney.nsw.gov.au>
Cc: Mark Ayto <Mark.Ayto@infrastructure.nsw.gov.au>; Patrick Buckle <patrick.buckle@create.nsw.gov.au>; Jono Perry <jperry@sydneytheatre.com.au>
Subject: RE: WBAP & STC Operational Plan of Management, Waste Management & Noise Management Plan for Consultation

Hi Marie

It was good to meet you today, I am now assisting Chris with the conditions of consent. Are you able to provide an update on City of Sydney's review of the WBAP & STC Operational Plan of Management, Waste Management & Noise Management Plan.

Regards,
Barry Hayes
Project Manager

M 0415 444 724
E barry.hayes@infrastructure.nsw.gov.au | www.insw.com
Level 27, 201 Kent St, Sydney NSW 2000

we are insw Infrastructure
New South Wales

From: Chris Barling <chris.barling@infrastructure.nsw.gov.au>
Sent: Monday, 10 August 2020 1:44 PM
To: Marie Burge <MBurge@cityofsydney.nsw.gov.au>
Cc: Mark Ayto <Mark.Ayto@infrastructure.nsw.gov.au>; Patrick Buckle <patrick.buckle@create.nsw.gov.au>; Jono Perry <jperry@sydneytheatre.com.au>; Barry Hayes <Barry.Hayes@infrastructure.nsw.gov.au>

Subject: RE: WBAP & STC Operational Plan of Management, Waste Management & Noise Management Plan for Consultation

Hi Marie,

Thanks for your time on the phone to clarify your request below.

As discussed there are other SSD conditions which are being reviewed by other Government Agencies such as the NSW Heritage for heritage related items. Therefore an over-arching review of the Operational Plan of Management in it's entirety by the City of Sydney would seem logical with the ability to refer to other Government Agencies for more detailed reviews which align to their relevant expertise.

We look forward to hearing back regarding specific detailed discussions around waste management and operational noise.

Kind Regards,

Chris Barling

From: Marie Burge <MBurge@cityofsydney.nsw.gov.au>

Sent: Thursday, 6 August 2020 5:48 PM

To: Chris Barling <chris.barling@infrastructure.nsw.gov.au>

Cc: Mark Ayto <Mark.Ayto@infrastructure.nsw.gov.au>; Patrick Buckle <patrick.buckle@create.nsw.gov.au>; Jono Perry <jperry@sydneytheatre.com.au>; Barry Hayes <Barry.Hayes@infrastructure.nsw.gov.au>

Subject: RE: WBAP & STC Operational Plan of Management, Waste Management & Noise Management Plan for Consultation

Hi Chris,

I understand those documents in the table below are subject to separate consultation. I was more referring to aspects of the plan like heritage conservation management in section 6 and wayfinding and signage that may be subject to approval under separate conditions as well. Could you confirm whether these other sections have already been satisfied as separate conditions or are you seeking consultation from Council for those conditions as well?

Kind regards,

Marie Burge
Planner
Planning Assessments

CITY OF SYDNEY 

Telephone: +612 9288 5850
cityofsydney.nsw.gov.au

From: Chris Barling <chris.barling@infrastructure.nsw.gov.au>

Sent: Thursday, 6 August 2020 4:50 PM

To: Marie Burge <MBurge@cityofsydney.nsw.gov.au>

Cc: Mark Ayto <Mark.Ayto@infrastructure.nsw.gov.au>; Patrick Buckle <patrick.buckle@create.nsw.gov.au>; Jono Perry <jperry@sydneytheatre.com.au>; Barry Hayes <Barry.Hayes@infrastructure.nsw.gov.au>

Subject: RE: WBAP & STC Operational Plan of Management, Waste Management & Noise Management Plan for Consultation

Hi Marie,

Thank you for the update regarding timelines, we look forward to hearing from you around the end of next week.

The sections of the operational plan of management which are also subject to separate conditions of consent under the SSDA are:

Operational Plan	SSD8671 Clause	SSD7561 Clause	Relevant Operational Plan of Management Section
Waste Management Plan	D11	E6	Section 10
Operational Noise & Vibration Management Plan	D12	E4	Section 13
Green Travel Plan (previously agreed with CoS in consultation with JMT Consulting)	D6	E7	Section 4
Point-to-Point Transport Management Plan (previously agreed with CoS in consultation with JMT Consulting)	D7	N/A	Section 4
Coach Management Plan (previously agreed with CoS in consultation with JMT Consulting)	D8	N/A	Section 4
Service and Loading Dock Management Plan (Working through query regarding Pottinger St loading dock access for STC using semi-trailers)	D9	E5	Section 4
Shuttle Service Operation Plan (previously agreed with CoS in consultation with JMT Consulting)	D10		Section 4

All of the other sections of the Operational Plan of Management have been written to address elements listed in the SSD8671 D4 and SSD7561 E3 consent conditions. The breakdown of how the consent conditions elements are addressed is referenced in the table on pages 6 & 7 in section 1 of the Operational Plan of Management.

I hope this clears up your question, please give me a call on 0467 795 254.

Kind Regards,

Chris Barling

From: Marie Burge <MBurge@cityofsydney.nsw.gov.au>

Sent: Thursday, 6 August 2020 3:49 PM

To: Chris Barling <chris.barling@infrastructure.nsw.gov.au>

Cc: Mark Ayto <Mark.Ayto@infrastructure.nsw.gov.au>; Patrick Buckle <patrick.buckle@create.nsw.gov.au>; Jono Perry <jperry@sydneytheatre.com.au>; Barry Hayes <Barry.Hayes@infrastructure.nsw.gov.au>

Subject: RE: WBAP & STC Operational Plan of Management, Waste Management & Noise Management Plan for Consultation

Hi Chris,

When referring applications to internal units, that standard timing we provide for review and comments is 7 days. I'll get in touch with internal units to see if they can provide comments faster than this but most units are already at capacity with their workloads and generally stick to the 7-day timeframe.

I will contact our waste management unit and ask if they will be willing to meet to discuss the management plan.

In terms of the operation plan of management, could you please confirm if any of the sections of the plan have been satisfied under separate conditions of consent in either SSDA approval? I note that you have already received feedback regarding transport and waste and noise and vibration are being reviewed separately.

Kind regards,

Marie Burge
Planner
Planning Assessments



Telephone: +612 9288 5850
cityofsydney.nsw.gov.au

From: Chris Barling <chris.barling@infrastructure.nsw.gov.au>
Sent: Thursday, 6 August 2020 2:46 PM
To: Marie Burge <MBurge@cityofsydney.nsw.gov.au>
Cc: Mark Ayto <Mark.Ayto@infrastructure.nsw.gov.au>; Patrick Buckle <patrick.buckle@create.nsw.gov.au>; Jono Perry <jperry@sydneytheatre.com.au>; Barry Hayes <Barry.Hayes@infrastructure.nsw.gov.au>
Subject: RE: WBAP & STC Operational Plan of Management, Waste Management & Noise Management Plan for Consultation

Hi Marie,

Thank you for the response and confirmation.

As per correspondence with Margie Dickson at Arup Waste we would welcome a chance to provide you an overview of the Waste Management Plan development. We look forward to hearing from you and your teams in due course-when would you anticipate that we would receive comments?

Thanks in advance,

Kind Regards,

Chris Barling
Operational Readiness Manager (Walsh Bay Arts Precinct)

M 0467 795 254
E chris.barling@infrastructure.nsw.gov.au | www.insw.com
Level 27, 201 Kent St, Sydney NSW 2000



From: Marie Burge <MBurge@cityofsydney.nsw.gov.au>
Sent: Thursday, 6 August 2020 2:31 PM
To: Chris Barling <chris.barling@infrastructure.nsw.gov.au>
Cc: Mark Ayto <Mark.Ayto@infrastructure.nsw.gov.au>; Patrick Buckle <patrick.buckle@create.nsw.gov.au>; Jono Perry <jperry@sydneytheatre.com.au>; Barry Hayes <Barry.Hayes@infrastructure.nsw.gov.au>

Subject: RE: WBAP & STC Operational Plan of Management, Waste Management & Noise Management Plan for Consultation

Thanks Chris,

I have received everything now. The noise and vibration management plans and waste management plans have been sent to our internal units for review and I will speak to other relevant units about aspects of the operational management plan.

I will try and get comments to you as soon as possible.

Kind regards,

Marie Burge
Planner
Planning Assessments



Telephone: +612 9288 5850
cityofsydney.nsw.gov.au

From: Chris Barling <chris.barling@infrastructure.nsw.gov.au>
Sent: Thursday, 6 August 2020 1:46 PM
To: Marie Burge <MBurge@cityofsydney.nsw.gov.au>
Cc: Mark Ayto <Mark.Ayto@infrastructure.nsw.gov.au>; Patrick Buckle <patrick.buckle@create.nsw.gov.au>; Jono Perry <jperry@sydneytheatre.com.au>; Barry Hayes <Barry.Hayes@infrastructure.nsw.gov.au>
Subject: RE: WBAP & STC Operational Plan of Management, Waste Management & Noise Management Plan for Consultation

Hi Marie,

Apologies for the confusion. Please see all documentation attached again and new link to the Operational Plan of Management- <https://we.tl/t-LuK87jFhzq> .

Could you please confirm receipt and access to the linked documents?

Kind Regards,

Chris Barling
Operational Readiness Manager (Walsh Bay Arts Precinct)

M 0467 795 254
E chris.barling@infrastructure.nsw.gov.au | www.insw.com
Level 27, 201 Kent St, Sydney NSW 2000



From: Marie Burge <MBurge@cityofsydney.nsw.gov.au>
Sent: Thursday, 6 August 2020 11:01 AM
To: Chris Barling <chris.barling@infrastructure.nsw.gov.au>
Subject: RE: WBAP & STC Operational Plan of Management, Waste Management & Noise Management Plan for Consultation

Hi Chris,

Apologies for the delay in response but could you please resent the transfer link for the operational plan of management?

Sorry for the inconvenience caused.

Kind regards,

Marie Burge
Planner
Planning Assessments



Telephone: +612 9288 5850
cityofsydney.nsw.gov.au

From: Chris Barling <chris.barling@infrastructure.nsw.gov.au>
Sent: Wednesday, 29 July 2020 9:53 AM
To: Marie Burge <MBurge@cityofsydney.nsw.gov.au>
Cc: Mark Ayto <Mark.Ayto@infrastructure.nsw.gov.au>; Patrick Buckle <patrick.buckle@create.nsw.gov.au>; Jono Perry <jperry@sydneytheatre.com.au>
Subject: WBAP & STC Operational Plan of Management, Waste Management & Noise Management Plan for Consultation

Dear Ms Burge,

I am the Operational Readiness Manager at the Walsh Bay Arts Precinct redevelopment and am writing to you to commence consultation with City of Sydney (for the development of an updated Operational Plan of Management, prior to submission to the Secretary of the Department of Planning and Environment for approval as required by the Development Consent conditions for SSD8671, Walsh Bay Arts & Cultural Precinct and SSD7561, Sydney Theatre Company.

Please see attached:

- Covering letter from Tom Gellibrand, Infrastructure NSW- Head of Project NSW explaining the submission
- Link to the Operational Plan of Management for your review. <https://we.tl/t-XFefaLUFC9> (Please note this link expires in 7 days)
- WBAP Waste Management Plan- prepared by Arup NSW for SSD8671
- STC Waste Management Plan- prepared by STC for SSD7561
- Noise & Vibration Management Plan- prepared by Arup for SSD8671 and SSD7561

Thanks for your assistance and please don't hesitate to contact me should you have any questions. I will touch base with you next week to confirm receipt of the submission.

Kind Regards,

Chris Barling
Operational Readiness Manager (Walsh Bay Arts Precinct)

M 0467 795 254

E chris.barling@infrastructure.nsw.gov.au | www.insw.com

Level 27, 201 Kent St, Sydney NSW 2000



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Barry Hayes

From: Marie Burge <MBurge@cityofsydney.nsw.gov.au>
Sent: Tuesday, 1 September 2020 5:58 PM
To: Barry Hayes; Josh Milston
Cc: Chris Barling
Subject: RE: Walsh Bay Art Precinct - Operational Transport Plan

Hi Barry,

I have received advice from our Transport and Access Unit and Traffic Ops team in regards to the amended proposal to only satisfy conditions relating to the Walsh Bay Arts Precinct approval.

The revised operational management plan and associated loading and service management plan have excluded the loading and servicing needs for Sydney Theatre Company. It states that the loading and servicing activities related to the Sydney Theatre Company (STC) arrangements are to be detailed in a separate document.

While the revised operation and management plans are acceptable on transport planning grounds for the precinct except for the STC, Council is not confident that it satisfied the conditions fully. Particularly, SSD 8671 Condition D 9 (f) requiring all premises to satisfy loading and servicing requirements and SSD 8671 condition D5 B (c) making particular reference to the STC.

Any future operational, loading and service management plan for Sydney Theatre Company should reference and integrate with the current management plans.

If you have any questions relating to the advice above, please let me know.

Kind regards,

Marie Burge
Planner
Planning Assessments



Telephone: +612 9288 5850
cityofsydney.nsw.gov.au

From: Barry Hayes <Barry.Hayes@infrastructure.nsw.gov.au>
Sent: Friday, 28 August 2020 11:57 AM
To: Marie Burge <MBurge@cityofsydney.nsw.gov.au>; Josh Milston <josh.milston@jmtconsulting.com.au>
Cc: Asif Ahmed <AAhmed2@cityofsydney.nsw.gov.au>; Van Le <vle@cityofsydney.nsw.gov.au>; Chris Barling <chris.barling@infrastructure.nsw.gov.au>
Subject: RE: Walsh Bay Art Precinct - Operational Transport Plan

Hi Marie

In relation to item 2 below, we have revised the Service and Loading Dock Management Plan to remove reference to STC. This will allow us to get approval of the Walsh Bay Arts Precinct (SSD 8671), Condition D9 - Service and Loading Dock Management Plan. I have attached the revised plan, and also a track changed version which will help CoS with

the review. As confirmed in your email below, the previous plan was approved except for the long service vehicle requirements for Sydney Theatre Company. Can you please confirm?

The resolution to the STC loading dock is ongoing.

Regards,
Barry Hayes
Project Manager (Walsh Bay Arts Precinct)

M 0415 444 724
E barry.hayes@infrastructure.nsw.gov.au | www.insw.com
Level 27, 201 Kent St, Sydney NSW 2000



From: Marie Burge <MBurge@cityofsydney.nsw.gov.au>
Sent: Monday, 27 July 2020 11:34 AM
To: Josh Milston <josh.milston@jmtconsulting.com.au>
Cc: Asif Ahmed <AAhmed2@cityofsydney.nsw.gov.au>; Van Le <vle@cityofsydney.nsw.gov.au>; Chris Barling <chris.barling@infrastructure.nsw.gov.au>
Subject: RE: Walsh Bay Art Precinct - Operational Transport Plan

Hi Josh,

Apologies for the delay in response. I was on leave last week and did not have access to emails.

Council's transport planner can confirm the following:

1. The submitted GTP is acceptable.
2. A revised loading dock management plan is required to address the long service vehicle requirements for Sydney Theatre Company. The remaining portion of the loading docks are acceptable, however we require a complete LDMP to tick off the requirements.

Kind regards,

Marie Burge
Planner
Planning Assessments



Telephone: +612 9288 5850
cityofsydney.nsw.gov.au

From: Josh Milston <josh.milston@jmtconsulting.com.au>
Sent: Thursday, 16 July 2020 3:36 PM
To: Marie Burge <MBurge@cityofsydney.nsw.gov.au>
Cc: Asif Ahmed <AAhmed2@cityofsydney.nsw.gov.au>; Van Le <vle@cityofsydney.nsw.gov.au>; Chris Barling <chris.barling@infrastructure.nsw.gov.au>
Subject: RE: Walsh Bay Art Precinct - Operational Transport Plan

Hi Marie

Thank you again for providing feedback on behalf of City of Sydney in relation to the transport plan for the Walsh Bay Arts Precinct (WBAP) and Sydney Theatre Company (STC). In response to comments below we have two items for clarification:

1. Are you able to confirm that Council's transport planners support the Green Travel Plan contained within the document?
2. The loading dock management plan has been prepared to support both the Walsh Bay Arts Precinct (SSD 8671) and Sydney Theatre Company (SSD 7561). We note Council's comments in relation to the plan, particularly with respect to vehicle access to/from Pottinger Street which is a specific requirement of the Sydney Theatre Company. STC are currently undertaking their own investigations into this issue and will liaise with Council separately to address the concerns raised. To satisfy our requirements under SSD 8671, can Council confirm in the interim that they support the loading dock management plan as it relates to the operation of the WBAP?

Please don't hesitate to contact me to clarify if needed. Look forward to hearing from you.

Regards

Josh Milston

Director – Transport Planning

0415 563 177

josh.milston@jmtconsulting.com.au

jmtconsulting.com.au

JMT Consulting

From: Marie Burge <MBurge@cityofsydney.nsw.gov.au>

Sent: Wednesday, 8 July 2020 4:39 PM

To: Josh Milston <josh.milston@jmtconsulting.com.au>

Cc: Asif Ahmed <AAhmed2@cityofsydney.nsw.gov.au>; Van Le <vle@cityofsydney.nsw.gov.au>

Subject: Walsh Bay Art Precinct - Operational Transport Plan

Hi Josh,

Please see the below advice from Council's Transport and Access Unit:

Point to Point Transport Plan

- The plan has stated that with the measures and actions as outlined in the GTP the estimated private car trips will be around 12%. The proposed plan does not require any additional pick-up and drop-off plan for private vehicles and has demonstrated that the existing facility is able to meet regular and Peak Events need. It is *acceptable*. Please note that any future change in kerb side parking restriction must need a Traffic Committee Approval.

Point to Point Transport Plan

- Section 3.5 Summary and next steps, is supported – no changes to on-street parking required.

Coach Management Plan

- Section 4.5 Summary and next steps, is supported – no changes to on-street parking required.

- The submitted plan does not propose any new coach drop off and pick up areas. The estimated demand is too low for school group tour only which can be accommodated within the existing arrangements. It has stated that the applicant will assess the need once fully functional and will investigate additional coach requirements if required. Transport Planning supports this.

Loading Dock Management Plan

- Section 6.4.1 Pottinger Street Bridge - Shore Shed 4/5: Only vehicles that can enter and exit in a forward direction can use the Pottinger Street Bridge. Pottinger Street is permanently closed at Windmill Street and as such all access to and from the Pottinger Street Bridge is via Pottinger Street at Hickson Road - approval will not be granted to open Pottinger Street at Windmill Street for deliveries. Alternative loading arrangements for larger deliveries must be reconsidered – either by barge or on Hickson Road (it should be noted that access to and from Hickson Road will be restricted due to Barangaroo public domain improvements and the Light Rail on George Street).
- Reverse movement to Pottinger Street from the Bridge is also not supported. An alternative proposal is required for 19m long trailers service vehicle parking.
- The submitted management plan has estimated approximately 54 delivery requirements per day. Given there is a wide loading window (6:00 am to 12:00 midnight) each delivery could have 30 minutes to 1 hours window. The plan also suggests that the precinct will maintain a booking system and the delivery schedules will be kept away from waste operation. The submitted swept path has confirmed that MRV can be accessed and manoeuvring wharf 4/5 apron and pier 2/3 apron. The proposed SLDMP can be supported except for the long vehicles (larger than 8.8m MRV). A revised submission is required to demonstrate 19.0m service vehicle parking options.

Shuttle Bus Operation Plan

- The analysis show that the bus passenger demand can be accommodated within existing regular bus services and the operation of shuttle is not required at this stage. Council's Transport Planners recommend that this requirement be further assessed once the precinct can be fully functional.

If you have any questions, please do not hesitate to get in contact with me.

Kind regards,

Marie Burge
Planner
Planning Assessments



Telephone: +612 9288 5850
cityofsydney.nsw.gov.au

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Barry Hayes

From: Jono Perry
Sent: Tuesday, 18 August 2020 3:08 PM
To: 'Van Le'
Subject: RE: Pottinger Street
Attachments: STC Traffic Plan_PottingerDRAFT.pdf

Importance: High

Hi Van,

Thanks for this info, I am chasing Create NSW and Manage Meant regarding the structure under Pottinger Street.

Attached is what I intend to present to the MPRAG for their endorsement later this week, if they endorse it I propose to issue to COS formally with the hope it can be appended to the WBAP Loading Dock Management Plan. Any informal feedback would be gratefully appreciated.

The parked car spaces north and south of the bridge are generally taken up by STC employees, an STC vehicle or vacant, therefore straight forward for us to manage. (The Google Maps photo looking south is actually the STC Head of Workshop's vehicle.) Is there a formal application we would need to make to formalise this or any advice gratefully received? Do I need to engage a consultant to produce a formal Traffic Management Plan as part of this submission?

In regards to the shipping deliveries for seating in October/November this year I would like to confirm dates closer to the time once we have confirmed shipping information. There are two of these deliveries that will need to be unloaded on Pottinger Street. What lead time do I need to submit a Traffic Management Plan for this?

Thanks in advance

Cheers,

Jono

Jono Perry | Wharf Renewal Project Director

Sydney Theatre Company
Fox Studios 103 U9, 38 Driver Avenue, Moore Park NSW 2021
T: +61 (2) 9250 1718 | M: +61 414 305 476 | E: jperry@sydneytheatre.com.au

From: Van Le <vle@cityofsydney.nsw.gov.au>
Sent: Monday, 17 August 2020 7:43 PM
To: Jono Perry <jperry@sydneytheatre.com.au>
Subject: RE: Pottinger Street

Hi Jono

The City's Senior Engineer - Roads & Structures Assets has advised that it is the responsibility of the property owner under Pottinger Street to carry out the appropriate road assessment to determine the load limit that would not affect the property. Once the assessment is carried out, appropriate signs can be installed to restrict vehicles. We have provided this advice to Manage Meant (Walsh Bay precinct managers) but have not received a response from them.

With regards to the attached swept path plans that you forwarded to me, the plan shows that the vehicle needs to use the full width of Pottinger Street to enter and exit. The plan does not take into consideration on-street parking east and west of the Pottinger Street Bridge - <https://goo.gl/maps/XvSb2Cs7YNDDQPpE9> and <https://goo.gl/maps/H8t8x5iHw6Ls2afV6>.

I understand that Condition E5 c) of SSD 7561 requires measures to minimise the use of 8.8 metre medium rigid vehicles. Would you be able to advise how the Sydney Theatre Company proposes to do this.

Loading Dock Management

E5 Prior to the issue of an Occupation Certificate a **Loading Dock Management Plan (LDMP)** prepared by a suitably qualified person shall be submitted to the satisfaction of the PCA. The LDMP must be prepared in consultation with Council and TNSW (CBD Coordination Office).

The LDMP must outline all measures that would be implemented to ensure the safe and efficient operation of the loading dock. The LDMP shall also address (but not be limited to):

- a) all loading dock management details, including measures to ensure loading and unloading of service vehicles is undertaken outside peak attendance periods to the site;
- b) all measures to ensure the operation of the loading dock has minimal impact on the operation of the local road network;
- c) measures to ensure service vehicles accessing the site larger than a 8.8 m medium rigid vehicle are minimised;
- d) management of incidents at the loading dock;
- e) management of conflicts between vehicles using Hickson Road and service vehicle movements to/from the loading dock; and
- f) management of conflicts between pedestrians accessing the site and service vehicle movements to/from the loading dock.

Prior to the issue of an Occupation Certificate, a copy of the LDMP must be submitted to Council and the Secretary.

Happy to discuss if you have any questions.

Regards

Van Le
Traffic Manager - North
City Infrastructure & Traffic Operations



Telephone: 0401 628 764
cityofsydney.nsw.gov.au

From: Jono Perry <jperry@sydneytheatre.com.au>
Sent: Wednesday, 12 August 2020 2:15 PM
To: Van Le <vle@cityofsydney.nsw.gov.au>
Subject: Pottinger Street

Hi Van,

I presented to the Millers Point Resident Action Group last night and unfortunately multiple issues are being confused so it was difficult to get clear support of our ongoing access to Pottinger St bollards at Windmill St. I have been asked to produce more information and present back at their next meeting in order for them to consider.

The key area of concern for the residents was the capacity of Pottinger Street to take heavy vehicles and concerns for damage to the membrane above the Hickson Rd shops. Do you have any engineering studies or information regarding the capacity of Pottinger Street? Has a condition report on Pottinger Street ever been undertaken. As there is no signage restricting the size of vehicles I assume that Pottinger has the same capacity as a standard road?

Any info or background you can provide would be most helpful.

Cheers,

Jono



Jono Perry | Wharf Renewal Project Director

Sydney Theatre Company
Fox Studios 103 U9, 38 Driver Avenue, Moore Park NSW 2021
PO Box 777 Millers Point NSW 2000
T: +61 (2) 9250 1718 | M: +61 414 305 476 | E: jperry@sydneytheatre.com.au
www.sydneytheatre.com.au

[Explore the Wharf](#)

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Barry Hayes

From: Yasmina <yasmina@ybconsulting.com.au>
Sent: Saturday, 12 September 2020 8:22 AM
To: Jono Perry; John McInerney
Cc: Anne Warr
Subject: RE: Thank You
Attachments: STC Traffic Plan_Pottinger St.pdf

Hi John,

Thank you for attending Tuesday's September 2020 MPCRAG meeting and completing your very thorough Traffic Plan.

MPCRAG has prepared the below statement confirming the meeting's outcome. Trust this helps.

At the 8 September meeting of the MPCRAG, the Acting Chair, John McInerney, proposed and passed the following Motion :

"That the MPCRAG supports the STC Pottinger St. Traffic Plan for 19 m Articulated Semi - Trailer (August 2020), as presented by Jono Perry, Wharf Renewal Project Director."

Kind Regards,

Yasmina Bonnet
Secretary, Millers Point Community Resident Action Group Inc.
M: +61 408 222 338

From: Jono Perry <jperry@sydneytheatre.com.au>
Sent: Thursday, 10 September 2020 2:40 PM
To: Yasmina <yasmina@ybconsulting.com.au>; John McInerney <johnmcinerney@iinet.net.au>
Cc: Anne Warr <warr.anne@gmail.com>
Subject: Thank You

Hi Yasmina and John,

Thanks again for allowing me to discuss the Pottinger Street and Windmill Street bollards for STC on Tuesday night. Thanks also for your support getting us over the line!

Are you able to put anything in writing to confirm the outcome of meeting prior to the issue of the minutes?

It would be helpful for our consultation with the Department of Planning, Industry and Environment and City of Sydney.

Cheers,

Jono



Jono Perry | Wharf Renewal Project Director

Sydney Theatre Company

Fox Studios 103 U9, 38 Driver Avenue, Moore Park NSW 2021

PO Box 777 Millers Point NSW 2000

T: +61 (2) 9250 1718 | M: +61 414 305 476 | E: jperry@sydneytheatre.com.au

www.sydneytheatre.com.au

[Explore the Wharf](#)

Barry Hayes

From: Karl Fetterplace <Karl.Fetterplace@planning.nsw.gov.au>
Sent: Tuesday, 22 September 2020 11:32 AM
To: Tony McCabe
Cc: Barry Hayes; Anthony Witherdin; Cameron Sargent
Subject: RE: Walsh Bay Arts Precinct Operational Plan of Management

Hi Tony,

Thank you for your email. **Your comments are noted.** In addition when you submit the OPM you would need to provide details of:

- who has been engaged to undertake the Pottinger Street engineering certification work, and the details of what work is being carried out to address Council's concerns
- a commitment to completing the engineering certification within a reasonable timeframe
- a commitment to undertaking any rectification works identified as necessary or addressing any other findings following the completion of the engineering certification, within a reasonable timeframe.

Regards,

Karl

From: Tony McCabe <Tony.McCabe@create.nsw.gov.au>
Sent: Friday, 18 September 2020 1:42 PM
To: Karl Fetterplace <Karl.Fetterplace@planning.nsw.gov.au>; Anthony Witherdin <Anthony.Witherdin@planning.nsw.gov.au>
Cc: Barry Hayes <Barry.Hayes@infrastructure.nsw.gov.au>
Subject: Walsh Bay Arts Precinct Operational Plan of Management

Hi Karl and Anthony,

Thank you both for taking my and the project teams calls and discussions over recent weeks relating to the Walsh Bay Arts Precinct project and specifically ensuring that we meet the conditions of the approved SSDA's in relation to the OPM. The team is planning to lodge the joint OPM in the coming days. In relation to the OPM-Traffic Management Plan for the Sydney Theatre Company element I wanted to provide an update and current information to seek and feedback you may have regarding our current status prior to us submitting the final combined OPM Pack.

The approved SSDA conditions relating to the OPM Traffic Management are;

- Approval from Transport NSW (Achieved) &
- Consult with City of Sydney Council (also achieved).

We believe both of these have been achieved and we will cover this off in our OPM submission.

Through our consultations with Council they have raised two main points for ongoing consultation;

- Access to Windmill street from Pottinger Street and concerns from the local action group. Council have advised us that there should not be an issue for the Sydney Theatre Company to continue having access to Windmill street from Pottinger Street. Sydney Theatre Company have also carried out extensive consultation with the local action group and the action group have now provided a letter of support
- Council have also asked for engineering certification of Pottinger Street. Engineers have been engaged and investigations have commenced including, records being sought across multiple organisations and site inspections being scheduled. It is expected that this work will continue for a many months and will go well beyond the requirement for our OPM to be approved by DPIE Secretary prior to our planned occupation for the first portion of the project in November this year.

- We believe that considering,
 - more than 20 years of pre existing identical operation without engineering issues and
 - our initial engineering feedback is that there appears to be no obvious issues and
 - that we have met and are continuing to meet our SSDA approval conditions,

Considering the points above we consider that this is an ongoing consultation with Council and has no impediment on the approval of our OPM by DPIE. As per normal operations, we will continue to consult and work with Council on this and other day to day activities but would appreciate your feedback on the points above to ensure we are approaching this correctly and do not hold up the opening/operation in November 2020 of stage one of this significant State government project.

I include the following attachments to provide you with some detail including;

- Timeline of Operational Transport Plan consultation with City of Sydney
- Create NSW close out comments register
- Record of relevant correspondence

Kind regards,

Tony McCabe | Director

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Operational Transport Plan - Timeline

Friday, 11 September 2020 11:25 AM

Date	Context
22 June	Transport Plan issued to City of Sydney (CoS) for consultation and Transport NSW (TfNSW) for endorsement
8 July	Email from CoS confirming issues with STC loading dock: Loading Dock Management Plan <ul style="list-style-type: none"> Section 6.4.1 Pottinger Street Bridge - Shore Shed 4/5: Only vehicles that can enter and exit in a forward direction can use the Pottinger Street Bridge. Pottinger Street is permanently closed at Windmill Street and as such all access to and from the Pottinger Street Bridge is via Pottinger Street at Hickson Road - approval will not be granted to open Pottinger Street at Windmill Street for deliveries. Alternative loading arrangements for larger deliveries must be reconsidered – either by barge or on Hickson Road (it should be noted that access to and from Hickson Road will be restricted due to Barangaroo public domain improvements and the Light Rail on George Street). Reverse movement to Pottinger Street from the Bridge is also not supported. An alternative proposal is required for 19m long trailers service vehicle parking. The submitted management plan has estimated approximately 54 delivery requirements per day. Given there is a wide loading window (6:00 am to 12:00 midnight) each delivery could have 30 minutes to 1 hours window. The plan also suggests that the precinct will maintain a booking system and the delivery schedules will be kept away from waste operation. The submitted swept path has confirmed that MRV can be accessed and manoeuvring wharf 4/5 apron and pier 2/3 apron. The proposed SLDMP can be supported except for the long vehicles (larger than 8.8m MRV). A revised submission is required to demonstrate 19.0m service vehicle parking options.
10 July	Email from TfNSW endorsing the plan
22 July	Letter sent to CoS (Graham Jahn) from STC (Jono Perry) requesting meeting
28 July	Email from STC (Jono Perry) to CoS (Van Le) with swept path analysis for semi-trailer entry and exit from Pottinger St
31 July	Email from STC (Jono Perry) to MPCRAG requesting a meeting
11 August	Meeting with the Millers Point Community Resident Action Group (MPCRAG) Agenda <ul style="list-style-type: none"> Sydney Theatre Company intended temporary use of Pottinger Street
12 August	Email from STC (Jono Perry) to CoS (Van Le) confirming outcome from meeting with MPRAG 11 August. The MPCRAG confirmed that the key area of concern for the residents was the capacity of Pottinger Street to take heavy vehicles and concerns for damage to the membrane above the Hickson Rd shops.
17 August	Email from Van Le (CoS) to STC (Jono Perry) confirming: The City's Senior Engineer - Roads & Structures Assets has advised that it is the responsibility of the property owner under Pottinger Street to carry out the appropriate road assessment to determine the load limit that would not affect the property. Once the assessment is carried out, appropriate signs can be installed to restrict vehicles. We have provided this advice to Manage Meant (Walsh Bay precinct managers) but have not received a response from them. With regards to the attached swept path plans that you forwarded to me, the plan shows that the vehicle needs to use the full width of Pottinger Street to enter and exit. The plan does not take into consideration on-street parking east and west of the Pottinger Street Bridge. I understand that Condition E5 c) of SSD 7561 requires measures to minimise the use of 8.8 metre medium rigid vehicles. Would you be able to advise how the Sydney Theatre Company proposes to do this.
18 August	Email to CoS (Van Le) from STC (Jono Perry) Attached is draft <i>STC Pottinger Street Traffic Plan for 19m Articulated Semi-Trailer</i> , STC confirm that they intend to present to the MPCRAG for their endorsement, if they endorse STC propose to issue to COS formally with the hope it can be appended to the WBAP Loading Dock Management Plan. The parked car spaces north and south of the bridge are generally taken up by STC employees, an STC vehicle or vacant, therefore straight forward for us to manage.
20 August	Meeting between Create NSW, INSW & Manage-Meant (Hickson Road Strata Company) Meeting Notes taken by Create NSW (Pottinger St specific): <ul style="list-style-type: none"> Discussion relating to ongoing access, Precinct Management Association supported continued use by STC Manage-meant to investigate existing documentation for 16 Hickson Rd premises
26 August	Meeting between CoS, Create NSW to discuss loading dock Meeting Notes taken by Create NSW (Pottinger St specific): -City of Sydney noted the closer of Pottinger St at Windmill St is currently at concept stage. The worksite is nominated as a Heritage Conservation Area and held up with a heritage assessment. This has been an ongoing process for some time. -City of Sydney acknowledged that STC have not been consulted on the proposed works at Windmill St due to the status of the works. -There is no design for the works to pedestrianize Pottinger St at Windmill St. Design development would include consultation with all local stakeholders, including STC as a user of the roadway. -City of Sydney do not see the Windmill St access as a major concern, design development can accommodate vehicle access. -City of Sydney raised the roadway capacity of Pottinger St, above the commercial tenancies on Hickson Road, as the greatest issue. -City of Sydney issued dp1071601p.pdf (attached) as the only documentation they hold for the Pottinger St roadway. -City of Sydney sought Create NSW to confirm roadway load limits to satisfy use by large trucks. -Sydney Theatre Company to document peak activity and vehicle movements as part of Loading Dock Management Plan.
31 August	Email from STC (Jono Perry) to MPCRAG with proposed final <i>STC Pottinger Street Traffic Plan for 19m Articulated Semi-Trailer</i> , attached. Requesting opportunity to present at meeting to MPCRAG on 08 September
31 August	Email from Manage-Meant (Hickson Road Strata Company) to Create NSW - confirmed that they do not have the structural capacity of Pottinger St on file
08 September	Meeting with MPCRAG Agenda <ul style="list-style-type: none"> Sydney Theatre Company intended temporary use of Pottinger Street <p>Jono Perry (STC) confirms that the MPCRAG are now supportive of <i>STC Pottinger Street Traffic Plan for 19m Articulated Semi-Trailer</i>, and use of semi-trailers up to 12 times per year on Pottinger.</p>
10 September	Email from Steve Clarke (CI Property Managers) TfNSW confirmed that although Pottinger St is on TfNSW land, the control of the road is under City of Sydney council. TfNSW do not have information pertaining to the load capacity of the road itself.
12 September	Email from MPCRAG to STC with confirmation of endorsement of <i>STC Pottinger Street Traffic Plan for 19m Articulated Semi-Trailer</i>
14 September	Email to City of Sydney (Van Le) from STC (Jono Perry) confirming that the MPCRAG have endorsed the <i>STC Pottinger Street Traffic Plan for 19m Articulated Semi-Trailer</i>