

BARANGAROO CENTRAL - WATERFRONT PROMENADE AND INTERIM PUBLIC DOMAIN WORKS

REQUEST FOR DIRECTOR-GENERAL'S REQUIREMENTS



Submitted to: DEPARTMENT OF PLANNING AND INFRASTRUCTURE–
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1. INTRODUCTION

1.1 PURPOSE OF THIS REPORT

Barangaroo is an opportunity to reinvigorate Sydney's position as a global city by generating jobs, boosting the economy and creating a new place to live, work and play.

Barangaroo Central is an important component in the overall development of Barangaroo. It will be a cultural and civic focal point for Sydney, a place for recreation, relaxation, events, festivals, entertainment and leisure activities. Ongoing planning and consultation will help shape its final uses.

Barangaroo will not only be a key destination it will be a vital link between the Headland Park, Barangaroo South and the broader Millers Point precinct.

While long term planning for Barangaroo Central continues, the Barangaroo Delivery Authority (the Authority) is committed to delivering an active and connected waterfront in 2015. The Authority is proposing to undertake a range of long term and interim works within the Barangaroo Central area to provide for public access and enjoyment of the site prior to the final development.

The long term work would include extending the new foreshore promenade, built around the edge of the Headland Park, along the central waterfront to connect with the southern commercial precinct.

In addition, approval will be sought for interim works which are intended to provide significant spaces for public recreation, leisure and events prior to final planning and development of the site. However, the construction and 'life span' of these interim works will be dependent on the ongoing planning process and program for Barangaroo Central. It is intended that the completion of the construction of the interim works will coincide with opening of the Headland Park and first commercial building in Barangaroo South. However, flexibility is sought to not proceed with the interim works should the final outcome for Barangaroo Central be defined prior to commencement of construction.

Opening up the central portion of Barangaroo will provide a great platform for events and pilot programs that could help inform the planning for final shape of Barangaroo Central.

The Barangaroo Central Waterfront Promenade and Interim Public Domain will be the first phase in the development of the Barangaroo Central site. It's scheduled completion in 2015 will align with the completion of the Headland Park and the first commercial office tower in Barangaroo South. Approval is sought as part of this

application for a number of events each year to be staged in the Interim Public Domain.

Barangaroo Central is part of the broader Barangaroo site which is a State Significant Development site under Schedule 2 of the State Environmental Planning Policy (State and Regional Development) 2011 ("State and Regional Development SEPP"). As the proposed public domain works have a capital investment value of more than \$10 million, the State and Regional Development SEPP requires that a State Significant Development Application (SSDA) and accompanying Environmental Impact Statement (EIS) must be prepared for the project. This report has been prepared in support of a request for the Director-General's Requirements for the EIS, as set out in Schedule 2 to the Environmental Planning and Assessment Regulation 2000 ("EP&A Regulation").

This report:

- provides a description of the site and its context
- provides an overview of the proposed public domain works and events
- discusses the relevant statutory planning instruments, and
- identifies the likely key issues for consideration to be addressed in the EIS.

The report has been prepared by MG Planning Pty Ltd on behalf of the applicant, the Barangaroo Delivery Authority.

1.2 BACKGROUND

Barangaroo is set to become a thriving public, residential and commercial CBD precinct with a waterfront promenade running the length of the site. Incorporating a major new Headland Park, it is one of the most ambitious and significant waterfront redevelopments anywhere in the world.

Set on the shores of one of the world's most famous harbours, Barangaroo will complete the 14 kilometre harbour foreshore walk from Woolloomooloo to ANZAC Bridge, thereby restoring public access to a part of the harbour locked away for more than a century.

The \$6 billion transformation of Barangaroo will reaffirm Sydney's standing as a global city through the creation of a new financial centre, attracting significant investment through the support of government and the private sector.

The 22 hectare former container port is located on the western edge of Sydney's central business district (CBD) and on the shores of the world famous Sydney Harbour.

Barangaroo will create a new, 21st century western face to the city of Sydney and showcase how city populations can live sustainably. It will include six hectares of a new headland park, busy public waterfront walks and parks, commercial office towers and apartments, all serviced by new and extended transport systems.

The site has been divided into three redevelopment areas - the Headland Park, Barangaroo Central and Barangaroo South. The Headland Park will feature:

- Naturalistic parkland features which will balance with other neighbouring harbour headlands
- A place for the public to relax by the harbour and in natural surroundings just minutes from the CBD, and
- A public foreshore walk which will run the length of the site from Walsh Bay to Darling Harbour.

Barangaroo South will be a dynamic mixed use precinct with commercial and residential buildings as well as shops, cafes, restaurants, cultural activities and public places. It will be the commercial centre of the Barangaroo site and is being developed in conjunction with Lend Lease.

In February 2007 a Concept Plan was approved for the redevelopment of the entire Barangaroo site. Since that time more detailed project approvals have been granted for both the Headland Park and elements of Barangaroo South. Work has commenced on site and it is expected that the first commercial building within Barangaroo South will be completed in 2015. The Headland Park is similarly expected to be opened in 2015.

Work to date on the Barangaroo site has focused on the Headland Park and Barangaroo South. However Barangaroo Central is the heart of the Barangaroo site and provides the linkage between the park in the north and the residential and commercial development in the south. It will be the home for creativity and innovation and will form the cultural and civic focal point for Sydney, a place for recreation, events and entertainment.

The Barangaroo Central Waterfront Promenade and Interim Public Domain is the first phase in the development of the Barangaroo Central site. The works seek to deliver an active and connected waterfront that is in place at the time of completion of the Headland Park and partial completion of Barangaroo South. The interim public domain will provide space for public recreation, leisure and events prior to the final planning and development of the site.

2. THE SITE

2.1 SITE CONTEXT

Barangaroo is a 22-hectare site located on the foreshore of Sydney Harbour, adjacent to the city's central business district. The relocation of commercial stevedoring from the Barangaroo site has provided the NSW Government with a unique opportunity to reshape the western side of Sydney's business district and create a new mixed use and recreation precinct on Sydney Harbour.

Barangaroo runs north/south between Hickson Road and the western foreshore of Sydney Harbour, connecting the north-west edge of the city's business centre with the historic and cultural precincts of Walsh Bay and Millers Point.

The proposed site of the Barangaroo Central Waterfront Promenade and Interim Public Domain works is located within the central part of the Barangaroo site as shown on Figure 1 below. To the north of Barangaroo Central will be the Headland Park which will be a grand harbour park for Sydney. To the south will be the major business, tourism, residential and retail precinct for Barangaroo. Both the Headland Park and Barangaroo South will be linked to Barangaroo Central by a continuous waterfront promenade, which forms part of this SSDA.

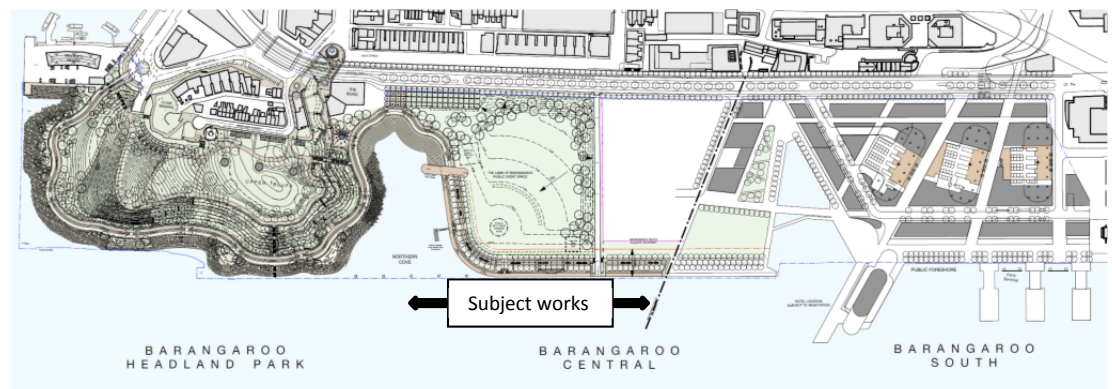


Figure 1: Context of proposed Barangaroo Central Waterfront Promenade and Interim Public Domain works

The Barangaroo Central Waterfront Promenade and Interim Public Domain site is located in the northern part of the Barangaroo Central site, and is bounded by the Northern Cove and Headland Park to the north, Sydney Harbour to the west, Hickson Road to the east, and the Barangaroo South Temporary Construction Staging Area to the south. This is illustrated on Figure 1 above.

The works comprises two areas, the Barangaroo Central Waterfront Promenade (the “Promenade”) and the Barangaroo Central Interim Public Domain shown on Figure 2 below.

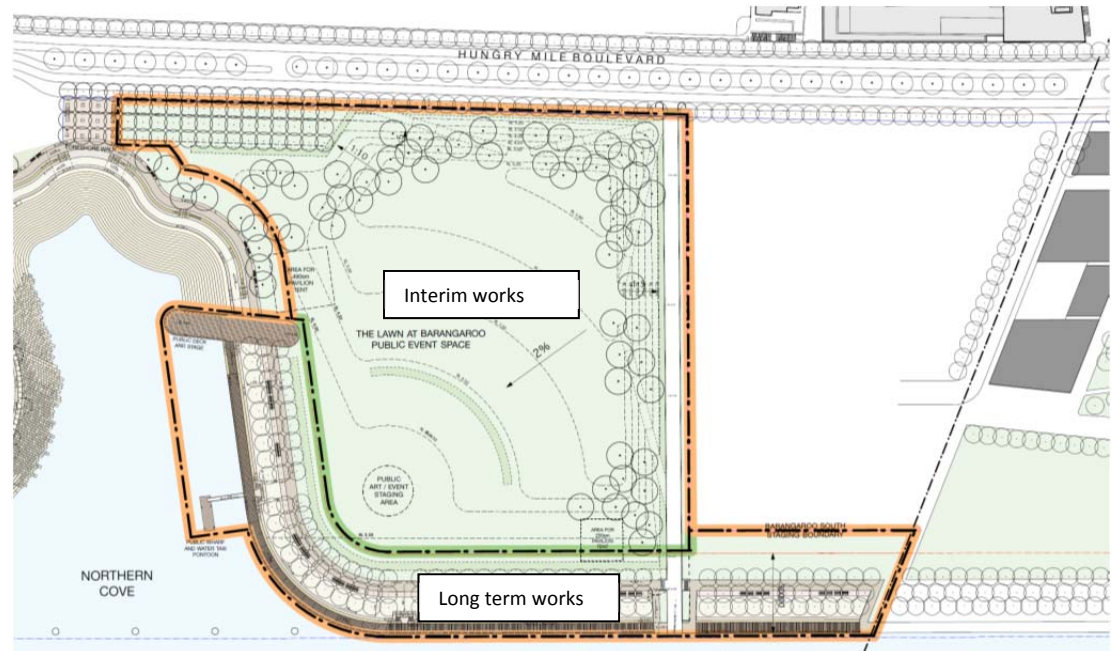


Figure 2: Interim and long term works

The Barangaroo Central Waterfront Promenade covers the zone from the harbour edge approximately 30m into the site, and extends along the full length of the Barangaroo Central site from the eastern side of the public deck in the Northern Cove to the Barangaroo South Temporary Construction Staging Area.

The Barangaroo Central Interim Public Domain covers the remainder of the site area.

2.2 SITE DESCRIPTION

The Barangaroo Central Waterfront Promenade and Interim Public Domain development site falls wholly within Lot 5 DP 876514 (as shown on Figure 3 below) and comprises an area of 38,490 sqm. The site is owned by the Authority.

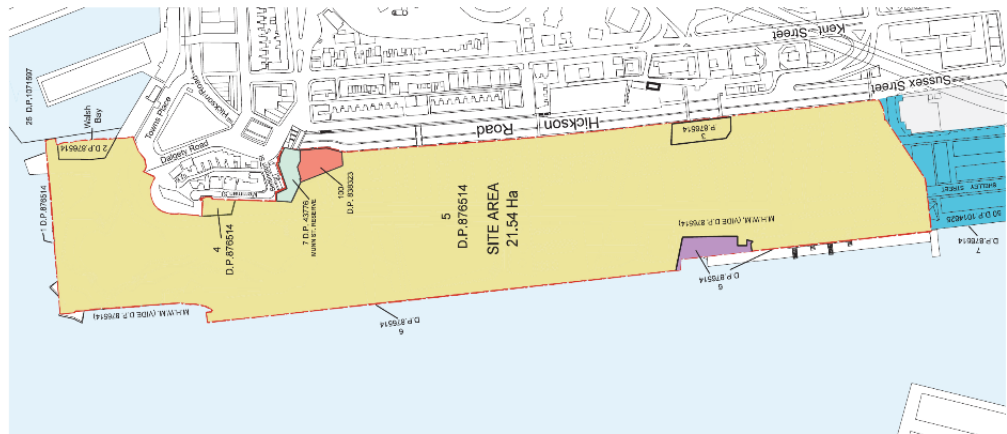


Figure 3: Barangaroo Central site legal description



Figure 4: Photo showing Barangaroo site

The Barangaroo site has been extensively and regularly modified over time to meet the changing requirements of trade and commerce for the city, and the changing technologies for cargo handling. The hardstand apron visible today was constructed in stages from the 1960s as a response to containerisation of shipping cargo. In the process the original Millers Point headland was cut away and the shore sheds that

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had defined the site as a 19th and 20th century harbour port were demolished. The site today therefore provides little physical connection to either its natural or industrial past.

The Barangaroo Central Waterfront Promenade and Interim Public Domain site is on the old wharf and is concrete hardstand. The only existing structures in this area are the temporary structures associated with the Interim Cruise Passenger Terminal and a number of redundant low voltage light towers which are located across the site.

The Interim Cruise Passenger Terminal will be relocated to White Bay in 2013 with the construction of subject works likely to commence in Jan 2014.

Significant construction work for Barangaroo South is currently underway to the south. Investigation works preceding the remediation of the Declared Remediation Area (shown pink in Figure 1 above), also to the south of the subject site, is being undertaken at present (further discussion on remediation is provided in Section 5.4).

The Barangaroo temporary foreshore walk, which was opened in late 2009, runs the length of the site adjacent to the harbour's edge. The walkway is an interim arrangement to allow public access to Barangaroo as the site develops and evolves. The walk is delineated by temporary fencing can be moved as required (including when passenger cruise ships are in berth).

There are no heritage items within the Barangaroo Central Waterfront Promenade and Interim Public Domain site.



Photo 1: Interim Cruise Passenger Terminal marquee



Photo 2: Residences at Millers Point to the east of the site



Photo 3: Barangaroo Central looking west with Cruise Ship in dock

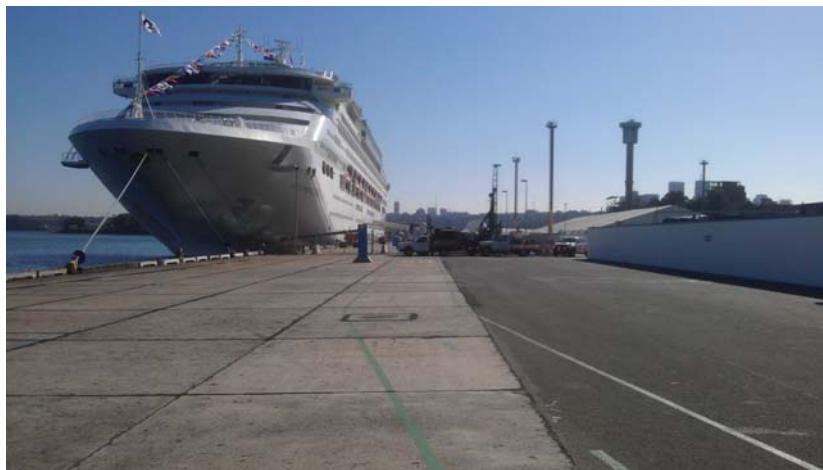


Photo 4: Barangaroo Central frontage looking north



Photo 5: Barangaroo Central looking south to Barangaroo South construction zone

3. PLANNING FRAMEWORK

The following planning instruments apply to the Barangaroo site:

- State Environmental Planning Policy (State and Regional Development) 2011;
- State Environmental Planning Policy (Major Development) 2005;
- State Environmental Planning Policy No 55 – Remediation of Land; and
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005.

Development within Barangaroo must also conform to the approved Part 3A Concept Plan.

3.1 STATE ENVIRONMENTAL PLANNING POLICY (STATE AND REGIONAL DEVELOPMENT) 2011

Development that has a capital investment value of more than \$10 million on land within Barangaroo, as shown on the State Significant Development Sites Map (refer Figure 5), is “State Significant Development” (SSD) under Schedule 2 of the State and Regional Development SEPP.

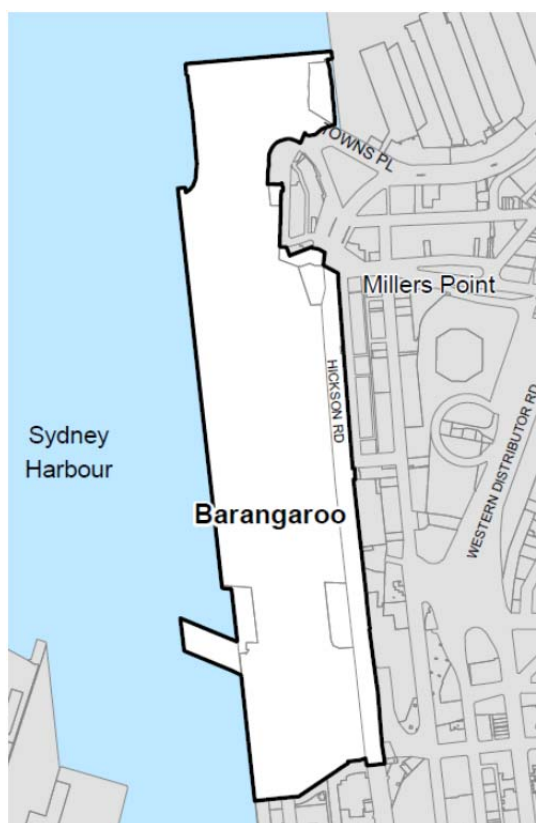


Figure 5: Barangaroo SSD Site under State and Regional Development SEPP

The proposed development is valued at approximately \$27 million (refer Appendix 2 for capital investment value estimate). The project is therefore SSD.

Under Section 89D of the EP&A Act, the Minister for Planning and Infrastructure is the consent authority for SSD.

Section 78A(8A) of the EP&A Act requires that all development applications for SSD must be accompanied by an EIS prepared by or on behalf of the applicant in the form prescribed by the regulations. The form of the EIS is set out in Schedule 2 of the EP&A Regulation and includes that a written application must be made to the Director-General of the Department of Planning and Infrastructure (DP&I) for the environmental assessment requirements with respect to the proposed EIS. Accordingly, this report provides documentation in support of the application for DGRs.

3.2 MAJOR DEVELOPMENT SEPP

Barangaroo Central is zoned part RE1 Public Recreation (public domain areas) and part B4 Mixed Use (Development Blocks 5, 6 and 7) under State Environmental Planning Policy (Major Development) 2005 (Major Development SEPP) as shown in Figure 6 below. The proposed development is permissible with development consent in the subject zones.

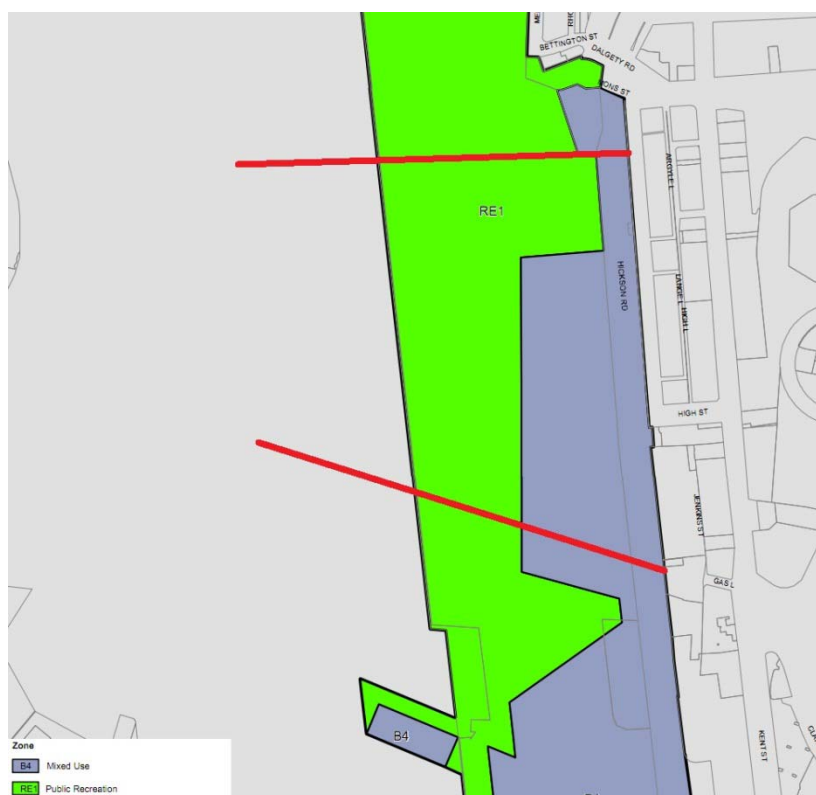


Figure 6: Zoning under Major Development SEPP

3.3 SEPP 55 – REMEDIATION OF LAND

State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) provides a state wide planning approach to the remediation of contaminated land by requiring consideration of whether the land is contaminated and, if it is contaminated, whether it can be made suitable for the proposed purpose.

Contaminated materials have been identified within the Barangaroo site due to historical filling and reclamation activities. However, it should be noted that the Barangaroo Central Interim Public Domain works are outside the area declared to be a remediation site under the Contaminated Land Management Act 1997 (Declaration No. 21122, Area No. 3221).

Further discussion on contamination is provided in Section 5.4.

3.4 SYDNEY HARBOUR CATCHMENT REP

The site is within the Sydney Harbour Catchment as identified under Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 and is also within a “Strategic Foreshore Site” under Part 4 of the REP. The Sydney Harbour Catchment REP is a “deemed SEPP”.

Clause 20 of the Sydney Harbour Catchment REP requires that the consent authority take into account a range of matters before granting consent for development under Part 4 of the EP&A Act. These relate to:

- Biodiversity, ecology and environmental protection;
- Public access to, and use of, foreshores and waterways;
- Maintenance of a working harbour;
- Interrelationship of waterway and foreshore uses;
- Foreshore and waterway scenic quality;
- Maintenance protection and enhancement of views; and
- Boat storage facilities.

Part 4 of the Sydney Harbour Catchment REP requires the preparation of a master plan for Strategic Foreshore Sites. However, under clause 41(4) a master plan does not have to be prepared for the “City Foreshores Area” which includes the subject site.

3.5 APPROVED CONCEPT PLAN

A Concept Plan for Barangaroo was approved in February 2007 by the then Minister for Planning under Part 3A of the *Environmental Planning and Assessment Act 1979*. The Concept Plan has been modified on a number of occasions with the latest approval issued on 16 December 2010 (MP06_0162MOD4).

Part 3A has now been repealed but the Approved Concept Plan remains in place and all development at Barangaroo must generally be consistent with this instrument.

The proposal for Barangaroo Central Waterfront Promenade and Interim Public Domain works has been developed having regard to the provisions in the Approved Concept Plan. Compliance with the Approved Concept Plan will be addressed in detail in the EIS.

4. DEVELOPMENT DESCRIPTION

4.1 OVERVIEW

The Barangaroo Central Waterfront Promenade and Interim Public Domain works will include both interim and long term works. However, as previously noted the construction and 'life span' of the proposed interim works will be dependent on the ongoing planning process and program for Barangaroo Central. It is intended that the completion of the construction of the interim works will coincide with opening of the Headland Park and first commercial building in Barangaroo South. However, flexibility is sought to not proceed with the interim works should the final outcome for Barangaroo Central be defined prior to commencement of construction.

The Waterside Promenade will comprise of the long term treatment of the water's edge which may be refined over time and as the project progresses. It will include a tree lined public promenade and a lower level boardwalk. The Promenade will provide public access along the harbour edge for pedestrians and cyclists. The lower level boardwalk will provide water edge access for pedestrians. A portion of the Promenade will accommodate deep water berthing and infrastructure for special events but not for long term mooring / berthing. A pontoon in the Northern Cove will provide small boat, drop-off access.

The Interim Public Domain, to the east of the site, comprises a lawn area that will accommodate public gatherings for casual sports use and picnicking etc., as well as space for major public and special events. The lawn also includes two areas for temporary pavilions and a public art / event staging area.

Associated with the Interim Public Domain Works, approval is sought for major public and special events on site which may include concerts, festivals, outdoor theatre, circuses and the like. It is envisaged that a number of major events may be staged in the Interim Public Domain each year.

Both the Barangaroo Central Waterfront Promenade and Barangaroo Central Interim Public Domain will be open to the public on a 24 hours a day, 7 days a week basis.

Details of the proposed work for both the Barangaroo Central Waterside Promenade and Interim Public Domain are illustrated on the plans at Appendix 1.

4.2 PROJECT DESCRIPTION

A detailed description of the proposed works is outlined below:

Waterfront Promenade

The Waterfront Promenade will integrate with and continue the foreshore promenade from the approved and yet to be constructed Headland Park, whilst acknowledging the distinct character of the precinct.

Key elements of the Promenade design within Barangaroo Central include:

- Planting, including shade trees along the Promenade
- Paving and walls including pavements for pedestrians (including accessible pathways), cyclists and vehicular (emergency and maintenance) traffic, and sandstone block walls adjacent to the boardwalk
- Furniture including seats, rubbish bins, drinking fountains, bike racks and life buoys along the Promenade and at key locations
- Public deck and stage extending into northern cove
- Public wharf and water taxi pontoon
- Signage
- Lighting.
- CCTV, WiFi
- Infrastructure for berthing of ships for special events, and
- Low level timber board walk

These elements will be consistent with those used in the Headland Park and will be long term in nature.

Interim Public Domain

The Interim Public Domain will provide a flexible public space to accommodate a range of temporary and long term uses including passive recreation and organised events.

Key elements of the Barangaroo Central Interim Public Domain design include:

- Planting including a lawn of a suitable quality to support leisure and recreation activities such as touch football, and occasional major events
- Furniture including seats, rubbish bins, drinking fountains and bike racks
- Signage
- Lighting
- Provision for two future Pavilions and a Public Art / Event Staging Area including all necessary services to support the intended end use of these facilities, and
- Infrastructure for events (power and water).

The creation of the interim public domain will include the placement of fill on site to an approximate maximum RL of 5.8 in the south eastern corner of the site adjacent to Hickson Road. The site will be graded to the north west with a fall of 2% to create a naturalised amphitheatre for events etc.

Access

The Barangaroo Central Waterfront Promenade and Interim Public Domain will be accessed by:

- Pedestrians from Hickson Road, the Headland Park, and the temporary foreshore connection through the Barangaroo South construction site extending from King Street Wharf to the subject site;
- Water taxis and small boats at the public wharf and pontoon in the Northern Cove; and
- Large boats at the mooring location along the western edge.

In terms of vehicular access a temporary accessway for emergency, event and maintenance vehicles will be provided along the proposed overland flow path to the south of the site.

Events

It is proposed that approval be granted for the use of the interim public domain area for events. Events are likely to include open air performances (including music and theatre), twilight cinema, wine and food festivals, circus, live sites for major sporting or cultural events, private and/or corporate functions and the like.

To provide for the staging of major events a public art /event staging area and pavilion tent areas have been delineated on the plans at Appendix 1.

Structural Works

Structural work will be undertaken to provide the existing seawall structure to link the Barangaroo Headland Park with Barangaroo South. These works include:

- reuse of the existing caissons (including cathodic protection works);
- provision of new retaining walls to raise the levels of the western Promenade;
- provision of a boardwalk and associated stairs and ramps; construction of a structural concrete slab beneath the boardwalk.; and
- provision of a water taxi pontoon with a ramp in the Northern Cove.
- Reuse of existing shipping infrastructure (bollards and fenders)

Civil Works

Earthworks will be undertaken to create the desired finished surface levels across the site. A temporary accessway will be constructed to provide maintenance and occasional emergency and event vehicle access, as well as pedestrian access across the site from east to west. The temporary accessway will also act as an overland flow path. Pavement will be provided within the public Promenade along the harbour edge.

Services

All required services are proposed to support the intended use including stormwater, sewer, potable water, recycled water, irrigation, telecommunications and security, electrical, and public lighting. Generally permanent services will be provided to support the Waterfront Promenade, and temporary services to support the Interim Public Domain.

Sustainability measures

Sustainable development initiatives will be undertaken to support the overall Barangaroo goal to be climate positive. These initiatives will include:

- extension of the Headland Park stormwater collection and re-use system to irrigate the public foreshore and lawn areas;
- use of recycled water from the Blackwater Treatment Plant in Barangaroo South to supply all non-potable water demands associated with Headland Park and Barangaroo Central's sanitary flushing requirements (including connection provisions to the public domain to support future landscape and public art requirements); and
- waste management facilities that allow on site waste stream segregation of the key waste streams that result from the operation of the Barangaroo Central Waterfront Promenade and Interim Public Domain and targets to divert waste from landfill during construction.

Remediation Works

Remediation and management of contaminated soil and groundwater will be undertaken to a level that will support the intended use of the site.

Demolition

Demolition proposed are part of the subject works will include:

- Dismantling and reuse off site of the Interim Cruise Passenger Terminal and associated services and structures
- Dismantling and disposal of all fencing and kerbs, light poles and traffic signage
- Dismantling and off-site disposal of three light towers and temporary electrical conduits powering the light towers, and
- Demolition and disposal of above ground temporary water service and fire hydrant lines and equipment.

5. KEY ISSUES FOR CONSIDERATION

The key potential issues arising from the project are discussed below. This information has been prepared to assist the Director-General in identifying requirements for preparation of the EIS that will accompany the SSDA.

5.1 KEY ISSUES

The key considerations associated with the project are as follows:

- Compliance with statutory plans and planning approvals
- Public domain and landscape design
- Contamination
- Archaeology
- Soil and water management
- Utilities and services
- Traffic and access
- Noise
- Events management
- Construction management
- Sustainability
- Consultation

5.2 COMPLIANCE WITH STATUTORY PLANS AND PLANNING APPROVALS

The EIS will assess the proposal against the relevant planning instruments including the planning controls for Barangaroo contained within the Major Development SEPP.

It will also outline how the proposal is consistent with the Approved Concept Plan and Minister's Terms of Approval.

5.3 PUBLIC DOMAIN AND LANDSCAPE DESIGN

The EIS will include details of the proposed treatment of the public domain, including both long term and interim works. It will include landscape plans prepared by a qualified landscape architect which will provide details on the design of the public domain, including:

- Design of the proposed Waterfront Promenade,
- Treatment of foreshore edge, including details of seawalls,
- Levels and edge conditions,
- Plantings, street furniture and lighting.

Plans showing how the site will be arranged during event mode will also be provided. These will provide information on where temporary structures (such as stages, ticketing booths, food and beverage facilities, and amenities) will be located and how access will be provided to the site.

5.4 CONTAMINATION

Contaminated materials may be located within the site due to historical filling and reclamation activities. The contamination within the fill materials can be managed in situ by ensuring the fill materials are capped so that people coming to the area, and any intrusive maintenance workers, have no exposure to any potential contaminants.

In addition, it is proposed to receive fill on the site from excavation being undertaken at Barangaroo South and Headland Park. Excavated fill will be required to meet the relevant HHERA criteria to ensure that it is acceptable to remain on the site and that there will be no unacceptable risk of harm to human health or any other aspect of the environment.

The management of contaminated materials will be outlined in a Remedial Action Plan (RAP) for Barangaroo Central. The RAP will be included as an attachment to the EIS.

As noted above, the Barangaroo Central Waterfront Promenade and Interim Public Domain works are outside the area declared to be a remediation site under the Contaminated Land Management Act 1997 (Declaration No. 21122, Area No. 3221).

5.5 ARCHAEOLOGY

An Archaeological Assessment will be prepared to identify areas of archaeological potential and to provide guidelines and strategies for the management of archaeological resources. It will also identify mitigation strategies including archaeological monitoring during construction works.

As noted elsewhere, there are no listed heritage items within Barangaroo Central.

5.6 SOIL AND WATER MANAGEMENT

An assessment of potential impacts of the project on the water quality of Sydney Harbour will be undertaken. The assessment will include consideration of potential impacts on marine vegetation and aquatic ecology.

Proposed management, mitigation and monitoring measures for both during construction and once the site is operational will be identified. Appropriate erosion and sediment controls during construction will also be included.

5.7 UTILITIES AND SERVICES

The EIS will outline what services are currently available on site and any upgrades that may be required to accommodate the project. Details of proposed long term and interim services will be provided. This will include consulting with the relevant service providers.

5.8 TRAFFIC AND ACCESS

A traffic and access assessment will be prepared by a specialised traffic consultant to consider:

- Construction traffic impacts on the surrounding road network and intersections;
- Access for loading and unloading of vehicles during events;
- Pedestrian access, particularly during events.

It should be noted that there will be no parking provided on site.

The Construction Management Plan (refer below) will include appropriate measures to manage construction vehicles.

5.9 NOISE

It is envisaged that the fill compaction and construction traffic may generate noise impacts during the construction phase. There is also the potential for noise impacts associated with the proposed events once the construction works are complete and the site is in operational mode.

To assess potential noise impacts and identify appropriate management and amelioration measures, a noise assessment will be prepared by an acoustic consultant and will be included in the EIS.

5.10 EVENTS MANAGEMENT

The EIS will provide details on the proposed types of events that will be undertaken at Barangaroo Central including scale, size, details of proposed structures, traffic and parking arrangements, music, food and drink offering, security arrangements, pedestrian access, construction and decommissioning arrangements etc.

As noted above, potential traffic and noise impacts associated with the proposed events will be addressed in the EIS.

5.11 CONSTRUCTION MANAGEMENT

A preliminary construction management plan (CMP) will be included in the EIS and finalised prior to the commencement of works on the site. The CMP will detail measures to manage the impacts of construction, including:

- Construction traffic and access arrangements
- Construction hours of operation
- Site safety and security
- Stockpiling of materials
- Erosion and sediment control
- Stormwater management
- Construction noise management
- Waste management
- Site responsibilities and reporting

5.12 SUSTAINABILITY

The EIS will outline ESD measures to be incorporated into the proposed development to ensure the development is consistent with the overall Barangaroo goal to be climate positive.

5.13 CONSULTATION

The EIS will detail consultation with key stakeholders and relevant authorities.

The Barangaroo Delivery Authority has undertaken a broad consultation process about the future community, civic and cultural uses at Barangaroo. Over the past two years a broad range of consultation has been undertaken. Consultations invited people to learn more about the opportunities at Barangaroo, and enabled them to give their ideas and comments about the kind of place they imagine it to be and the facilities that could be provided for the community.

The process of consultation has involved a series of opportunities for input to the master planning process for Barangaroo. These included:

- A series of public forums held across metropolitan Sydney attended by around 500 people.
- A second series of forums held for representatives of sectors with special interests including culture and community, housing and education.
- An online web based forum, on a range of topics, hosted on the Barangaroo website that received almost 8,000 visitors and more than 20,000 page visits.
- A qualitative and quantitative research consultation interviewed 2,215 people from across metropolitan Sydney.

6 CONCLUSION

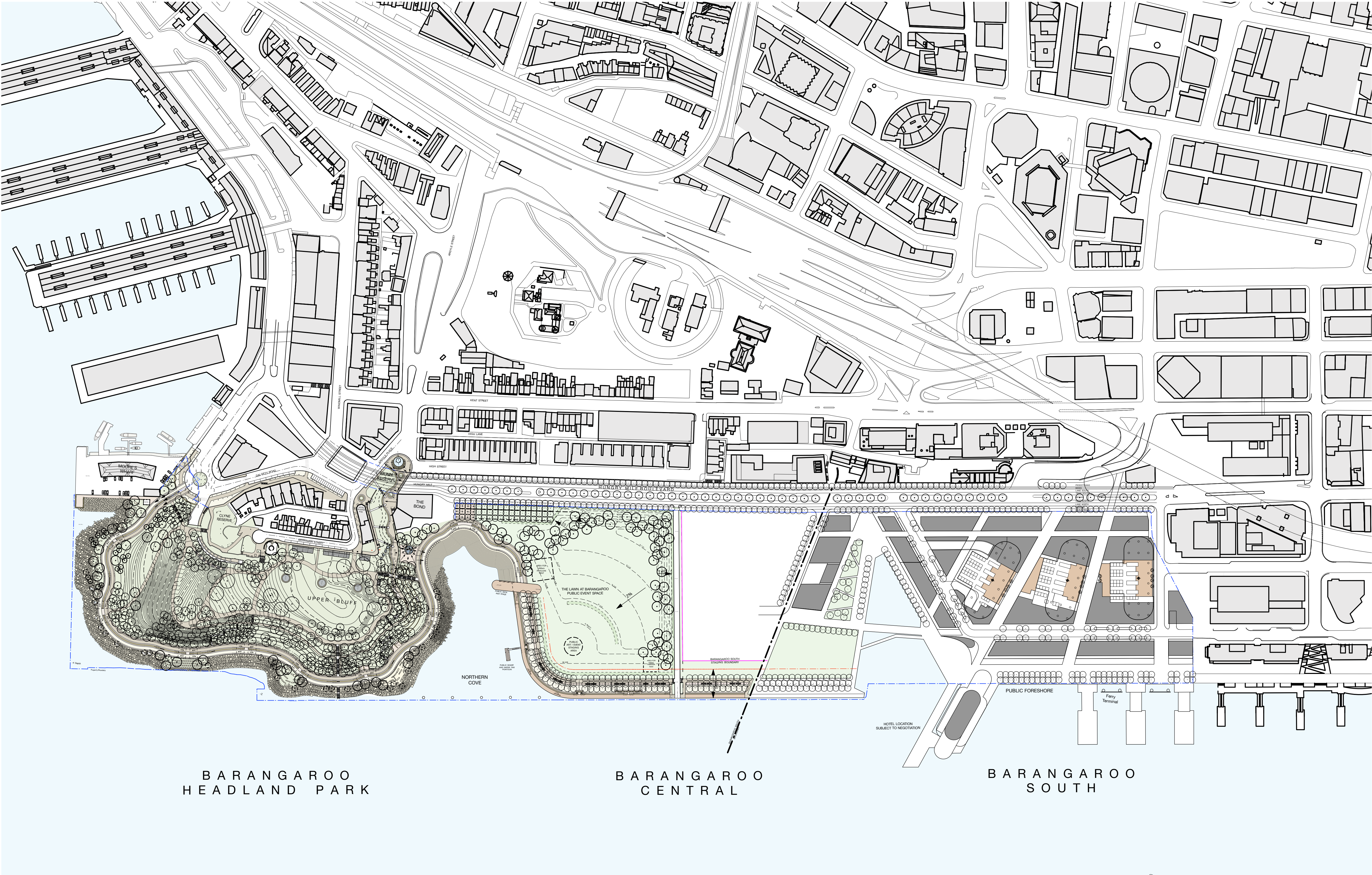
Barangaroo Central is a key component of the overall development at Barangaroo, providing a key destination and linkage between the Headland Park, Barangaroo South and the broader Millers Point precinct. The Authority is proposing to undertake a range of long term and interim works within the Barangaroo Central area to provide for public access and enjoyment of the site aligning with the opening of the Headland Park in 2015.

The proposed works at Barangaroo Central will require the submission of a SSDA and accompanying EIS. This report has been prepared in support of a request for the Director-General's Requirements for the EIS, as set out in Schedule 2 to the *Environmental Planning and Assessment Regulation 2000* ("EP&A Regulation").

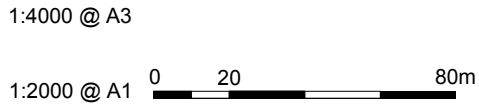
The information contained in this report is provided to assist the Director-General in determining the level and scope of an EIS to accompany the SSDA in accordance with the provisions set out under the EP&A Act and Regulation.

APPENDIX 1

PRELIMINARY LANDSCAPE PLANS



General Notes				Revision or reason for issue		Date
Do not scale from drawing. Use marked dimensions.				Rev	App	15/02/2012
To be read in conjunction with all other Consultant's drawings.				xx	xx	xx
The Architect to be immediately notified of any discrepancies.				xx	xx	xx
Copyright on this drawing retained by the Architect.				xx	xx	xx
Landscape indicative only, refer to JPW + PWP L-series drawings for landscape proposals.				xx	xx	xx



Project Landscape Architect
PWP Landscape Architecture
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Email: barangaroo@pwpia.com

Project Name
BARANGAROO STAGE TWO
2015

 **BARANGAROO
SYDNEY
AUSTRALIA**

DESIGN DEVELOPMENT
STAGE TWO
PRECINCT PLAN

Project Number
1004
Drawing Number
TE-PWP-L-S3-8000

Documentation Stage
TENDER DOCUMENT
Revision

APPENDIX 2

CAPITAL INVESTMENT VALUE ESTIMATE

2203.CMS.001

3rd July 2012

Barangaroo Delivery Authority

AON Tower, Level 21

201 Kent Street

Sydney NSW 2000

Attention: Fleur Mellor

Dear Fleur,

**Re: Barangaroo Central, Stage 1 Public Domain Works
Capital Investment Value**

Further to your request, we wish to confirm our current estimated Capital Investment Value (CIV) for the construction of the Barangaroo Central, Stage 1 Public Domain Works located at Hickson Road, to be \$27,224,200 excluding GST.

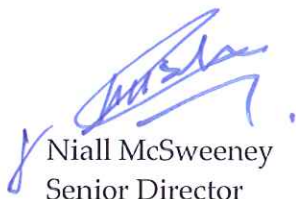
This allows for the site clearance and construction of a new foreshore path including public viewing deck, pontoon, boardwalk and associated footpaths, services and landscaping; new public lawn area including filing to make up levels, landscaping and associated services; Overland flow:

The Capital Investment Value has been calculated in accordance with the definition contained in State Environmental Planning Policy Amendment (Capital Investment Value) 2010 stated as: *"Capital Investment Value of a development or project includes all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment, other than [a] amounts payable, or the cost of land dedicated or any other benefit provided, under a condition imposed under Division 6 or 6A or Part 4 of the Environmental Planning and Assessment Act or a planning agreement under that Division [b] costs relating to any part of the development or project that is the subject of a separate development consent or project approval [c] land costs (including any costs of marketing and selling land) [d] GST (as defined by A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth).*

Should you require any further information please do not hesitate to contact the undersigned.

Yours Faithfully,

Altus Group Cost Management Pty Ltd



Niall McSweeney
Senior Director