

06016

9 August 2007

The Director General
Department of Planning
GPO Box 39
SYDNEY NSW 2000

Attention: Mr David Gibson

Dear David

BARANGAROO CONCEPT PLAN MODIFICATION

This letter has been prepared on behalf of Sydney Harbour Foreshore Authority to request a Modification to the Barangaroo Concept Plan pursuant to Section 75W of the *Environmental Planning & Assessment Act, 1979* (EP&A Act).

The Barangaroo Concept Plan (MPA No. 06_0162) was approved by the Minister for Planning on 9th February 2006.

The Notice of Determination of the Concept Plan contains four minor typographical errors:

- Part A – Terms of Approval A1 (1)(a) refers incorrectly to a minimum of “60,000 m² (or 15%) residential GFA”. The correct figure for the residential component of the development, representing 15% of total GFA within the mixed use zone, is 58,245 m².
- Part B – Modifications to Concept Plan B4 (1)(a) includes the same error as identified above.
- Part B – Modifications to Concept Plan B4(4) incorrectly refers to subclause ‘2’ above. The reference should be to subclause ‘3’ above.
- Part B – Modifications to Concept Plan B8(1) incorrectly refers to condition ‘B1(2)(e)’. The reference should be to B1(2)(a).

It is requested that Concept Plan Approval be modified to correct the above minor typographical errors.

In addition, since determination of the Concept Plan in February, the Department of Planning has reviewed the processes to be established for ensuring design excellence during the design development and subsequent stages of construction at Barangaroo.

The Draft Amendment to Schedule 3 of State Environmental Planning Policy (Major Projects) 2005 relating to the Barangaroo site sets out the now intended design excellence process. All future development within the Barangaroo site is required to comply with the provisions of the SEPP Amendment.

Given the changes to the design excellence process that have occurred, the provisions at Condition C2 of the Concept Plan are now inconsistent with the provisions contained within the Draft SEPP Amendment.

It is therefore requested that Condition C2 be modified to require that future development comply with the design excellence provisions of the SEPP Amendment.

Should you require any further information or have any queries about this matter, please do not hesitate to contact me on 9956 6962.

Yours faithfully

A handwritten signature in blue ink, consisting of a stylized 'L' followed by a horizontal line and a small flourish.

Lesley Bull
Partner

Enc.