

10051  
13 December 2012

Mr Sam Haddad  
Director-General  
Department of Planning and Infrastructure  
GPO Box 39  
SYDNEY NSW 2000

Attention: Chris Wilson, Executive Director, Major Projects Assessment

Dear Mr Haddad,

**BARANGAROO CONCEPT PLAN – PROPOSED MODIFICATION SIX  
REQUEST FOR DIRECTOR GENERAL'S REQUIREMENTS**

I am writing in relation to a proposed further modification (Mod 6) to the Barangaroo Concept Plan (Mod 4). The proposed modification seeks to make refinements to the Concept Plan as follows:

- Realignment of northern end of Globe Street and block boundaries for Blocks 3, 4A and 4B.
- Deletion of Condition A4 'Determination of Future Applications' as it duplicates Clause 3B(2)(d) of Schedule 6A of the EP&A Act.
- Amendment to Condition B4(2) 'Built Form' to clarify the wording of the condition relating to the distribution of community uses floorspace at Barangaroo.
- Amendment to Condition B4(2) 'Built Form' to allow for architectural roof elements and building management units to be excluded from the maximum height limits.
- Amendment to Condition C2 'Design Excellence' to remove the reference to the design review panel as advisors to the Director-General for design excellence competitions.
- Amendment to the Concept Plan to allow for a temporary concrete batching plant.

Further detail in relation to each of the proposed refinements is provided below.

**1.0 REALIGNMENT OF THE GLOBE STREET AND BLOCK BOUNDARIES**

The proposed realignment of the northern end of Globe Street is illustrated in the plan at **Attachment A**. The realignment is as a result of further design development and progressive refinement of detailed building designs. As a consequence of the proposed realignment of Globe Street, there is a need to adjust the Block boundary and potentially redistribute the GFA between Blocks 3 and 4A/4B. If necessary, any redistribution of the GFA between Blocks 3 and 4A/4B will be minor and there will be no increase in the total GFA for Barangaroo South and no change in the approved GFA under Concept Plan (Mod 4).

## 2.0 AMENDMENTS TO THE CONDITIONS OF CONSENT

### Condition A4

The proposed section 75W seeks to delete Condition A4, which requires the determination of future applications for development to be generally consistent with the terms of the Concept Approval as this condition duplicates Clause 3B(2)(d) of Schedule 6A of the EP&A Act and is therefore unnecessary.

### Condition B4 (2)

The proposed section 75W seeks to clarify the wording of Condition B4 (2) as amended in Concept Plan Mod 4, relating to the distribution of total gross floor area (GFA) within the Barangaroo site.

Prior to the approval of the Concept Plan (Mod 4), the then approved Concept Plan (Mod 3) allowed for:

- a maximum 489,500m<sup>2</sup> GFA to be located within Development Blocks 1 – 7; and
- an additional 3,000 m<sup>2</sup> active uses and 8,500 m<sup>2</sup> of passenger terminal uses to be located within the RE1 Public Recreation Zone (i.e outside of Development Blocks 1 – 7).

Concept Plan (Mod 4) amongst other things, sought approval for a total community uses GFA of 12,000m<sup>2</sup> to be distributed across the entire extent of the Barangaroo site. The 12,000m<sup>2</sup> GFA included reallocation of the 8,500m<sup>2</sup> of passenger terminal uses to community uses. Of the 12,000m<sup>2</sup> for community uses Concept Plan (Mod 4) also proposed that 10,000m<sup>2</sup> was to be located across the entire extent of Barangaroo South.

The final wording of Modification B4(2) does not fully reflect the Concept Plan (Mod 4) proposal or the assessment contained with the Director General's Report in so far as it does not acknowledge the intention that the 12,000m<sup>2</sup> of community GFA is to be distributed across the whole of the Barangaroo site (with 10,000m<sup>2</sup> community uses GFA to be distributed across the whole of Barangaroo South). Accordingly it is proposed to make minor amendments to the wording on Condition B4(2) to reflect the Modification 4 proposal as assessed by the Director General.

In addition, it is also proposed to amend the wording of condition B4(2) to allow for building management units and architectural roof elements or features to protrude above the maximum height limits for the blocks set out in Condition B4(2). The amended wording will not result in any increase in the future height of the buildings, rather it will enable important elements such as building management units to be located on top of a building that achieves the maximum height. It is noted that any application for such elements to exceed the maximum height will be subject to satisfying the tests set out in Clause 20 'Exceptions to development standards' of Part 12 of Schedule 3 of State Environmental Planning Policy (Major Development) 2005.

### Condition C2

Condition C2(4) requires that a 'design review panel' be established for design excellence competitions. The design review panel has never been formally constituted and it is proposed to remove the reference to the panel in the condition (Condition C2(4),(5) and(6)), in order to enable the Director-General to determine the best process for design excellence competitions based on the circumstances of each development.

## 3.0 TEMPORARY CONCRETE BATCHING PLANT

In relation to the Concrete Batching Plant, I refer to your correspondence to Lend Lease dated 19 June 2012 which related to the proposal for the installation and use of a temporary concrete batching plant at Barangaroo South. In your correspondence you set out a course of action for the assessment of the temporary concrete batching plant, being:

- Modification of the Concept Plan (MP06\_0612);

- Request for declaration of the concrete batching plant as a State Significant Development (SSD) under Section 89C of the *Environmental Planning and Assessment Act 1979* (EP&A Act); and
- Submission of a SSD Development Application for the concrete batching plant.

The temporary use of a concrete batching plant will include activities that are generally comparable to the approved and ongoing building construction activities that will occur concurrently and in an integrated fashion. These activities will include: handling and storing construction materials (e.g. sand and aggregates); mixing concrete; and delivering concrete around the site.

The design of the plant and an environmental impact assessment of the construction and operation of the plant will be addressed in the State Significant Development (SSD) Development Application which will be submitted subsequently. However, the benefits of on-site batching of concrete include:

- The reduction in volumes transported through surrounding public streets – on-site concrete batching will remove approximately 30% of heavy vehicles that would otherwise be associated with construction activities; and
- Concrete in-put materials (sand and aggregates) will be delivered in bulk, minimising the need to make deliveries during peak hours.
- Reduction of internal truck movements of between 50 - 100% via use of direct line concrete delivery to workplace.
- More efficient accommodation of small pours because truck delivery of volumes less than 6m<sup>3</sup> will be avoided.
- A resultant reduction in the embodied carbon of the development through savings of up to 80% of the transport fuel burn.

In relation to the other steps in the course of action recommended by the Department, please be advised that Lend Lease intend to submit imminently a submission which concurrently:

- Requests that the Minister call-in the development for the construction and operation of a temporary concrete batching plant as SSD in accordance with Section 89C(3) of the EP&A Act; and
- Requests that the Department issue Director-General's Requirements for the SSD Development Application.

We are now seeking the Director-General's Requirements for the preparation of an Environmental Assessment to support a S75W Modification Application to modify the Concept Plan (Mod 6) as detailed above.

I trust this is all the information you require at this stage, however should you have any queries regarding this matter or require any further particulars then please do not hesitate to contact me on 9956 6962 or [lbull@jbaplanning.com.au](mailto:lbull@jbaplanning.com.au).

Yours faithfully



Lesley Bull  
Director