

Infrastructure NSW  
Level 27, 201 Kent Street  
SYDNEY NSW 2000

17 August 2023

Project No. 1034825

RE: Addendum Sustainability Statement - Central Barangaroo MOD9

This letter has been prepared to summarise changes to the sustainability strategy and initiatives for the Central Barangaroo Precinct, as a result of the modified Concept Plan allowances for the project.

A summary of the amendments since exhibition is provided below:

#### **GFA Amendments**

- Reduced total GFA permissible within Blocks 5, 6 and 7 from 144,355m<sup>2</sup> to 104,000m<sup>2</sup>,
- Reduced below ground GFA from 28,166m<sup>2</sup> to 11,092m<sup>2</sup>,
- Increased maximum residential component cap from 28,000m<sup>2</sup> to 75,000m<sup>2</sup>, and
- No change to the Cutaway GFA uses of up to 24,000m<sup>2</sup>.

#### **Building Envelope Amendments**

- Removal of the tower element at Block 7 at RL 73.7,
- Reduced building height with the tallest element located on Block 5 at RL 42.45,
- Amendments to the overall dimension and footprint of Blocks 5, 6 and 7 including new pedestrian connections open to the sky,
- Deletion of building cantilever elements into public domain,
- Refinements to the interface of Block 5 and Hickson Park, and
- Simplified building height and massing across the entire site with only three heights proposed to minimise visual impacts from Observatory Hill and Millers Point.

#### **Open Space and Public Domain Amendments**

- Increased provision of publicly accessible open space when compared to the approved Concept Plan,
- New north-south pedestrian link with a minimum width of 8m and open to the sky to facilitate visual links from Hickson Park to Nawi Cove,
- Expanded east-west pedestrian connections, known as Plaza North and Plaza South up to 20m wide and open to the sky,
- New east-west arcade between Blocks 5 and 6 with a minimum width of 6m, and
- Additional allowance for deep soil zones across the site.

Cundall's report '1024936-RPT-SY-002-MOD\_9\_ESD\_Report-N' accompanied the application for a modification to the Barangaroo Concept Plan (MP06\_0162 MOD 9) submitted to the Minister for Planning and Public Spaces pursuant to Section 75W of Part 3A of the Environmental Planning and Assessment Act 1979 (EP&A Act). That report was prepared by Cundall on behalf of Infrastructure NSW (INSW) to summarise the sustainability principles to be incorporated into the Central Barangaroo development.

Central Barangaroo's sustainability vision is to be a globally recognised exemplar in sustainable urban development, delivering positive outcomes for climate, water, nature, and people, both now and in the future. To deliver this vision, the design, construction, and operation of Central Barangaroo will be guided by the Central Barangaroo Sustainability Strategy which will provide an overarching framework for all sustainability aspects of the development.

These pillars align with INSW's core sustainability commitments for the Barangaroo Precinct to be carbon neutral and water positive, to create zero waste emissions, and to contribute to community well-being. The strategy will include targets and initiatives for the four pillars, supported by third party certification using internationally recognised sustainability rating tools.

We believe there were no submissions specifically relating to sustainability for the proposal. Nonetheless, we have undertaken a review of the Central Barangaroo (CB) MP06\_0162 MOD 9 amended concept plan building envelopes and supporting information provided by SJB Architects to determine whether any sustainability commitments will be impacted. Our review demonstrates that the proposal will retain the established sustainability initiatives which formed part of the previously submitted proposal.

Should you have any queries, please contact the undersigned.

Yours faithfully  
For and on behalf of  
Cundall Johnston and Partners Pty Ltd



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