

**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**

**DETERMINATION OF THE BARANGAROO CONCEPT PLAN  
(MPA NO. 06\_0162)**

**(FILE NO. 9041893)**

I, the Minister for Planning, under the *Environmental Planning and Assessment Act 1979* determine:

- (a) under Section 75O, to approve the concept plan referred to in Schedule 1 subject to the modifications in Schedule 2;
- (b) under section 75P(1)(b), that development with a capital investment value of less than \$5 million (other than development for the purpose of open space) be subject to Part 4 or Part 5 of the Act, whichever is applicable; and
- (c) under sections 75P(1)(a) and 75P(2)(c) that future development be subject to the requirements set out in Part C of Schedule 2.

The reason for the modifications are:

- (a) to prevent and/or minimise adverse environmental impacts;
- (b) to ensure an acceptable built form outcome for the site.

Frank Sartor MP  
Minister for Planning

Sydney, 2007

***The Department has prepared a consolidated version of the consent which is intended to include all modifications to the original determination instrument.***

***The consolidated version of the consent has been prepared by the Department with all due care. This consolidated version is intended to aid the consent holder by combining all consents relating to the original determination instrument but it does not relieve a consent holder of its obligation to be aware of and fully comply with all consent obligations as they are set out in the legal instruments, including the original determination instrument and all subsequent modification instruments.***

## SCHEDULE 1

### PART A — TABLE

Application made by:	Sydney Harbour Foreshore Authority (SHFA)
Application made to:	Minister for Planning
On land comprising:	Barangaroo, Sydney  Lots 201-204 DP1204948; Lot 208 DP1211553; Lot 101 DP1204946; Lots CP & 1-159/SP91649; Lot 211 DP1217691; Lot 213 DP 1221076; Lot 301-306 DP 1224221; Lot 401-404 DP 1244222; Lot 500-501 DP 1264241; part of C.T. Volume 5018 Folio 1
Local Government Area:	City of Sydney
For the carrying out of:	A detailed description of the proposal approved to is described in Term of Approval A1, Part A, Schedule 2
Capital Investment Value:	<ul style="list-style-type: none"> <li>• \$1.5 Billion (<b>original</b>)</li> <li>• <b>\$6 billion (MOD8)</b></li> <li>• <b>\$7.3 billion (MOD9)</b></li> </ul>
Type of development:	Concept approval under Part 3A of the EP&A Act
Determination made on:	9 February 2007
Determination:	Concept approval is granted subject to <b>the Terms of Approval</b> modifications <b>and Future Applications requirements</b> in the attached Schedule 2.
Date of commencement of approval:	This approval commences on the date of the Minister's approval.
Date approval is liable to lapse:	10 years from the date of determination unless specified action has been taken in accordance with Section 75Y of the EP&A Act.

### PART B — DEFINITIONS

In this approval the following definitions apply:

**Act** means the *Environmental Planning and Assessment Act, 1979* (as amended).

**Council** means City of Sydney Council.

**Department** means the Department of Planning or its successors.

**Director General** means the Director General of the Department of Planning.

**Future application** means any State significant development proposal that has lodged an Environmental Impact Statement for the application after the determination of MP06\_0162 MOD 8.

**Minister** means the Minister for Planning.

**Project** means development that is declared under Section 75B of the Act to be a project to which Part 3A of the Act applies.

**Proponent** means the person proposing the carry out of development comprising all or any part of the project, and includes persons certified by the Minister to be the proponent.

**Regulations** means the Environmental Planning and Assessment Regulation, 2000 (as amended).

**Secretary** means the Secretary of the Department of Planning & Environment.

**SEPP Amendment** means State Environmental Planning Policy Amendment (Sydney Harbour) 2016 made on 28 June 2016.

## CONSOLIDATED CONSENT

**SHFA** means the Sydney Harbour Foreshore Authority.

**Subject Site** has the same meaning as the land identified in Part A of this schedule.

**Barangaroo** has the same meaning as the land identified in Part A of this schedule.

**Barangaroo Concept Plan** means the project described in Schedule 2, Part A, Modification A1 and the accompanying plans and documentation described in Schedule 2, Part A, Modification A2.

**Community facility** has the same meaning as its definition in the Standard Instrument – Principle Environmental Plan.

FOR INFORMATION

# CONSOLIDATED CONSENT

## SUMMARY OF MODIFICATIONS

Application Number	Determination Date	Decider	Modification Description
MP06_0162 MOD 1	25 September 2007	Executive Director	Administrative changes to the approval and re-wording design excellence terms
MP06_0162 MOD 2	16 February 2009	Minister	Increase of 120,000m <sup>2</sup> commercial GFA to Block 2, 3, 4 and 5 (Barangaroo total 509,800m <sup>2</sup> )
MP06_0162 MOD 3	11 November 2009	Minister	Reduction of 18,800m <sup>2</sup> GFA (Barangaroo total 489,500m <sup>2</sup> ). Reinstatement of a headland at the northern end of the site and enlargement of the northern cove. Removal of development Block 8 and part of Block 7 and redistribution and realignment of Globe Street.
MP06_0162 MOD 4	16 December 2010	Minister	Expansion of concept plan into Sydney Harbour, redistribution of land use mix and increase of maximum GFA by 74,465m <sup>2</sup> (Barangaroo total 563,965m <sup>2</sup> ) including revision of BFPUD controls, increase of building heights and establish Blocks X and Y building heights, removal of passenger terminal and increase in community uses and provision of a cultural centre.
MP06_0162 MOD 5	Withdrawn	N/A	Administrative Changes
MP06_0162 MOD 6	25 March 2014	Independent Planning Commission	Realignment of Blocks 3, 4A and 4B development boundaries, amendment of BFPUD controls, bicycle parking rates and design excellence provisions.
MP06_0162 MOD 7	11 April 2014	Executive Director	Inclusion of concrete batching plants as a temporary permitted use.
MP06_0162 MOD 8	28 June 2016	Independent Planning Commission	Increase of 41,946m <sup>2</sup> GFA, amended Barangaroo South site boundary, urban structure, layout, land-uses, maximum height, public domain, car parking and amend BFPUD controls.
MP06_0162 MOD 9	14 February 2025	Minister	Amend Block 5, 6 and 7 including increase of 53,510m <sup>2</sup> GFA and amend configuration, layouts and heights, realign Block 5 / Hickson Park boundary, amend roads and pedestrian links and introduce Central Barangaroo Design Excellence Strategy and Design Guidelines.
MP06_0162 MOD 10	2 September 2020	Director	Increase of 8,000m <sup>2</sup> GFA, increase the height of building envelope R4B by 25m to RL 235m, amend building R4B setbacks and amend the Built Form Principles and Urban Design controls.
MP06_0162 MOD 11	22 October 2020	Director	The construction of Hickson Park in seven stages and to allow non-construction vehicles to also use the temporary road (Barton Street).

## SCHEDULE 2

### TERMS OF APPROVAL AND MODIFICATIONS – BARANGAROO CONCEPT PLAN NO. 06\_0162

#### PART A – TERMS OF APPROVAL

##### A1. *Development Description*

Concept approval is granted only to the carrying out of the development solely within the Concept Plan area as described in the documents titled “East Darling Harbour State Significant Site Proposal, Concept Plan & Environmental Assessment (Volume 1 & 2)” prepared by JBA Urban Planning Consultants & SHFA (dated October 2006), **amended by *Barangaroo Part 3A Modification Report (Volume 1 & 2)* prepared by MG Planning Pty Ltd & SHFA (dated June 2008), amended by *Barangaroo Part 3A Modification Report – Headland Park and Northern Cove* prepared by MG Planning Pty Ltd on behalf of Sydney Harbour Foreshore Authority and dated January 2009, and amended by *Barangaroo South Concept Plan Modification and Major Development SEPP Amendment Environmental Assessment Report* prepared by JBA Urban Planning Consultants (dated August 2010), and amended by *Barangaroo Concept Plan Section 75W Modification* prepared by JBA Urban Planning Consultants (dated June 2013) and amended by *Barangaroo Concept Plan Section 75W Modification* prepared by JBA Urban Planning Consultants (dated October 2013) and as amended *Barangaroo Concept Plan Section 75W Modification (MOD 8)* prepared by JBA Urban Planning Consultants (dated March 2015), and amended by *Section 75W Modification (MOD10)* prepared by Ethos Urban (dated 7 April 2020), and amended by *Section 75W Modification (MOD11)* submitted by INSW on 17 July 2020, and amended by *Section 75W Modification (MOD9)* as prepared by Urbis (dated December 2021),** including:

- (1) A mixed use development involving a maximum of **655,864 sqm gross floor area (GFA)**, including:
  - (a) a maximum of **237,031 sqm of residential GFA** of which a maximum of **162,031 sqm will be in Barangaroo South;**
  - (b) a maximum of **76,000 sqm of GFA for tourist uses** of which a maximum of **59,000 sqm will be in Barangaroo South;**
  - (c) a maximum of **44,766sqm of GFA for retail uses** of which a maximum of **30,000 sqm will be in Barangaroo South;**
  - (d) a maximum of **5,000 sqm of GFA for active uses in the Public Recreation zone** of which **3,500 will be in Barangaroo South;** and
  - (e) a minimum of **14,800sqm GFA** for community uses

**Note: the GFA detailed above is amended by Modification B4(4) below.**

- (2) **Approximately 11 hectares of new public open space/public domain, with a range of formal and informal open spaces serving separate recreational functions and including an approximate 2.2km public foreshore promenade.**
- (3) **Built form design principles, maximum building heights and GFA for each development block within the mixed use zone.**
- (4) **Public domain landscape concept, including parks, streets and pedestrian connections.**
- (5) **Alteration of the existing seawalls and creation of a partial new shoreline to the harbour.**
- (6) **Construction, operation and maintenance of a concrete batching plant to supply concrete for construction of future development under this Concept Plan at Barangaroo South.**
- (7) **No approval is granted or implied for the future use of a heliport and/or a helipad.**

## A2. Development in Accordance with Plans and Documentation

- (1) The following plans and documentation (including any appendices therein) are approved as part of the Concept Plan:
  - (a) *East Darling Harbour State Significant Site Proposal Concept Plan and Environmental Assessment (Volume 1) and Appendices (Volume 2)* prepared by JBA Urban Planning Consultants Pty Ltd on behalf of Sydney Harbour Foreshore Authority and dated October 2006.

### *Except as modified by*

- (b) **Barangaroo Part 3A Modification Report (Volume 1) and Appendices (Volume 2)** prepared by MG Planning Pty Ltd on behalf of Sydney Harbour Foreshore Authority and dated June 2008;
  - (c) **Barangaroo Part 3A Modification Report – Headland Park and Northern Cove** prepared by MG Planning Pty Ltd on behalf of Sydney Harbour Foreshore Authority and dated January 2009; and
  - (d) **Barangaroo South Concept Plan Modification and Major Development SEPP Amendment Environmental Assessment Report** prepared by JBA Urban Planning Consultants and dated August 2010.
  - (e) **Section 75W Modification titled ‘Concept Plan Modification 6, Barangaroo South’** prepared by JBA Urban Planning Consultants and dated June 2013.
  - (f) **Section 75W Modification titled ‘Concept Plan Modification 7, Barangaroo South’** prepared by JBA Urban Planning Consultants and dated October 2013.
  - (g) **Section 75W Modification titled “Concept Plan Modification 8 and Major Development SEPP, State and Regional Development SEPP and Sydney Harbour SREP Amendments”** prepared by JBA Urban Planning Consultants and dated March 2015.
  - (h) **State Environmental Planning Policy Amendment (Sydney Harbour) 2016** made on 28 June 2016.
  - (i) **Section 75W Modification titled “Concept Plan MP06\_0162 Modification 10 and State Significant Precinct Amendment”** prepared by Ethos Urban and dated 7 April 2020.
  - (j) **Section 75W Modification titled “Section 75W Modification Application Environmental Assessment Report Barangaroo Concept Plan MP06\_0162 (MOD 11)”** submitted by INSW on 17 July 2020.
  - (k) **Section 75W Modification titled “Environmental Assessment Report Central Barangaroo Concept plan MO06\_0162 Modification 9”** prepared by Urbis and dated December 2021.
- (2) The following Preferred Project Report including a revised Statement of Commitments are approved:
    - (a) *Response to Department of Planning and Revised Statement of Commitments* prepared by JBA Urban Planning Consultants Pty Ltd on behalf of Sydney Harbour Foreshore Authority and dated January 2007.

### *Except as modified by*

- (a) **Preferred Project Report Barangaroo Part 3A Modification – Commercial Floor Space and Revised Statement of Commitments and Preferred Project Report Addendum** prepared by MG Planning Pty Ltd on behalf of Sydney Harbour Foreshore Authority and dated October 2008;
- (b) **Preferred Project Report Barangaroo Part 3A Modification Report – Headland Park and Northern Cove** prepared by MG Planning Pty Ltd on behalf of the Barangaroo Development Authority and dated September 2009 and Preferred Project Report Addendum Map prepared by the Barangaroo Development

- (c) Authority dated September 2009 (Revision F); Preferred Project Report Concept Plan Modification 4 (MP 06\_0162 MOD 4) Barangaroo Stage 1 prepared by JBA Urban Planning Consultants on behalf of Lend Lease and dated November 2010 and revised Statement of Commitments (December 2010).
- (d) Preferred Project Report Concept Plan Modification 6 (MP06\_0162), Barangaroo South prepared by JBA Urban Planning Consultants on behalf of Lend Lease and dated 17 October 2013.
- (e) Response to Submissions and Preferred Project Report titled “Concept Plan Modification 8, Major Development SEPP and State and Regional Development SEPP and Sydney Harbour SREP Amendments, Barangaroo South” prepared by JBA Urban Planning Consultants Pty Ltd and dated September 2015, as amended by drawings B10\_AMP\_08\_0093-01, B10\_AMP\_08\_0094-01 and B10\_AMP\_08\_0095-01 prepared by Lend Lease dated 25 November 2015 and the SEPP Amendment made on 28 June 2016.
- (f) Response to Submissions titled “Barangaroo South Concept Plan MP06\_0162 Modification 10” prepared by Ethos Urban and dated 17 July 2020. Together with revised Statement of Commitments contained within Section 75W Modification titled “Concept Plan MP06\_0162 Modification 10 and State Significant Precinct Amendment” prepared by Ethos Urban and dated 7 April 2020 and revised ‘Appendix C Built Form and Urban Design Controls’ prepared by Ethos Urban and submitted on 18 August 2020.
- (g) Response to Submissions titled “Response to Submissions – S75W Modification Application to Barangaroo Concept Plan MP06\_0162 (MOD 11)” prepared by MG Planning and dated 8 September 2020, as amended by Road Safety Audit ref JN21019\_Report01 Rev02-JMT Barton, prepared by AMWC RSA and dated 22 September 2020
- (h) **Response to Submissions titled “Response to Submissions Report Central Barangaroo Concept Plan MP06\_0162 Modification 9” prepared by Mecone and dated November 2023, as amended by further information prepared by Mecone titled “Supplementary Response to Submissions” dated June 2024, and “Response to RFI of 5 July 2024” dated August 2024.**

(3) In the event of any inconsistencies,

- (a) **the Statement of Commitments referenced in A2(2)(h) of this approval prevails to the extent of any inconsistency in the plans and documentation identified in A2(1)(a)-(k), and**
- (b) the modifications of the Concept Plan approval identified in Part B & C Schedule 2 prevail over the documentation listed in (1), (2) **and (3)(a) above.**

### **A3. Lapsing of Approval**

Approval of the Barangaroo Concept Plan shall lapse 10 years after the determination date in Part A of Schedule 1 unless an application is submitted to carry out a project or development for which concept approval has been given.

### **A4. Determination of Future Applications**

- (1) The determination of future applications for development is to be generally consistent with the terms of approval of Concept Plan No. 06\_0162 as described in Part A of Schedule 1, and subject to the modifications of approval set out in Parts A, B & C of Schedule 2.

## **PART B – MODIFICATIONS TO CONCEPT PLAN**

### **B1. Public Domain – Northern Headland**

- (1) Noting the jury report recommendations on the competition winning design scheme, further detailed design plans for the northern headland are to be provided to the Department prior to or concurrently with the lodgement of the first project application for major public domain works. These are to be to the written satisfaction of the Director General.
- (2) The plans identified in (1) above are to address the following requirements and objectives:
  - (a) the reinstatement of a headland at the northern end of the site with a naturalised shape and form including a build up of height and a generous landscaped connection to physically link Clyne Reserve, to allow direct pedestrian access from Argyle Place and appreciation of the landform of the former headland;
  - (b) encourage pedestrian permeability along the foreshore, with links to Hickson Road, Argyle Place, Towns Place and “Globe Street”;
  - (c) ensure adequate **surveillance** of the park to enhance security while limiting vehicular access into and through the park;
  - (d) a welcoming aspect when approaching the northern headland from the south along “Globe Street” and Hickson Road, in landform, materials, accessibility and view lines;
  - (e) public safety through the day and night considering surveillance, lighting, planting and materials; **and**
  - (f) the impact on and the treatment of the Sewage Pumping Station.
- (3) The above redesign may include provision of a public car park within the headland.

### **B2. Public Domain – Northern Cove**

- (1) Noting the jury report recommendations on the competition winning design scheme, further detailed design plans for the Northern Cove located opposite Munn Street are to be provided to the Department prior to or concurrently with the lodgement of the first project application for major public domain works. These are to be to the written satisfaction of the Director General.
- (2) The plans identified in (1) above are to address the following requirements and objectives:
  - (a) an enlargement of the water intrusion; **and**
  - (b) a greater naturalised shape, form and edges including treatment surrounding the cove.

### **B3. Future Built Form and Public Domain:**

#### **Hickson Park**

- (1) **Hickson Park is:**
  - (a) **generally defined by the boundaries of Block 4A and 4B, Block 5, Hickson Road, and Barangaroo Avenue;**
  - (b) **to provide view corridors from Hickson Road to the harbour;**
  - (c) **to support large mature trees, including with the provision of at least 2,000 sqm of deep soil with a depth of at least 3 m;**
  - (d) **not to be overshadowed by built form over more than an average area of 2,500 sqm between the hours of 12:00 and 14:00 on the 21 June each year; and**



- (e) to be primarily comprised of soft landscaping, including extensive areas of grass.

**Block 5:**

- (2A) Any outdoor dining and activation associated with Block 5 shall not encroach into the land reserved for the Hickson Park public open space.**

**Block Y:**

- (3) In order to provide an appropriately dimensioned unobstructed public promenade on the northern edge of Watermans Cove, any future building to be located in Block Y is to comply with the following setback controls from the northern edge of Watermans Cove:
  - (a) an average of approximately 27.5m to the ground floor façade (excluding any structures associated with any future ground floor licensed area); and
  - (b) a minimum 18.5m to the outside edge of any vertical structure associated with any ground floor licensed area. This setback is to be unobstructed including by any ground level structures associated with any future ground floor licensed area.
- (4) In order to mitigate the visual perception of bulk, the façades of the podium of any future building in Block Y are to be broken down into separate discernible elements, such that:
  - (a) the southern podium façade is comprised of two major elements with an unbroken horizontal dimension of approximately 32.5 metres;
  - (b) the western podium façade is comprised of two major elements with an unbroken horizontal dimension of approximately 45 metres. The two façade elements are to be broken up by an approximately 7 metre wide recess which extends vertically for the full height of the podium; and
  - (c) the eastern façade is to appear as 3 distinct, but visually related, elements.

**Barton Street:**

- (5) Barton Street is approved as a temporary road (for use by construction and non-construction vehicles) and is subject to the future environmental assessment requirements in C8. Following the completion of the development on Block Y and the construction of Barangaroo Avenue in Central Barangaroo, Barton Street shall be redesigned and returned as parkland and integrated to form part of Hickson Park. Any future application in respect of Hickson Park shall ensure the design, construction and use of this area is public open space and parkland.

**Foreshore Promenade in the vicinity of Block Y:**

- (6) The foreshore promenade along the western side of Block Y shall be designed, constructed and landscaped:
  - (a) to its western most extent, as mapped in the SEPP Amendment made on 28 June;
  - (b) to read as public open space; and
  - (c) to include mature tree plantings and other soft landscaping elements and places to stop and sit.

### Hickson Road intersections

- (7) Prior to the determination of the first Central Barangaroo development application for above-ground works, access and intersection configuration and controls for Hickson Road / Watermans Quay (and including access to Central Barangaroo) must be prepared in consultation with and endorsed by, TfNSW, Council and Sydney Metro to ensure safe access to the precinct.

#### B4. Built Form

- (1) Approval is given to a mixed use development involving a maximum of **655,864 sqm gross floor area (GFA)**, including:
- a maximum of **237,031 sqm GFA** for residential uses of which a maximum of **162,031 sqm** may be located in Barangaroo South;
  - a maximum of **76,000 sqm GFA** for tourist uses of which a maximum of **59,000 sqm** may be located in Barangaroo South;
  - a maximum of **44,766 sqm GFA** for retail uses of which a maximum of **30,000 sqm** may be located in Barangaroo South;
  - a maximum of **5,000 sqm GFA** for active uses in the Public Recreation zone (**3,500sqm** of which will be in Barangaroo South); and
  - a minimum of **14,800 sqm GFA** for community uses.
- (2) Despite **A1 (1) and B4(1)** above, future development applications are not to exceed the GFA, maximum residential GFA and building heights **specifically identified in table (2)(a) below**.

	GFA (sqm)	Residential GFA (Max) (sqm)	Height (Max AHD)	Height above existing ground level (m)
Block 1	1,927		RL 25	23
Block 2	197,280		RL 180	178
Block 3	129,934	10,515	RL 209	207
Block 4A	92,629	91,816	RL 250	248
Block 4B	21,508	20,637	RL 107	173
Block X	18,908	16,463	RL 41.5	39.5
Block Y	77,500	22,600	RL 275	273
Block 5 above ground	40,486	75,000	RL 42.45	40.45
Block 6 above ground	26,036		RL 35	33
Block 7 above ground	23,584		RL 35	33
Block 5, 6 and 7 below ground	11,092			
<b>TOTAL</b>	<b>640,864</b>	<b>234,223</b>		

- (3) Notwithstanding B4(2) above, future development applications for buildings within Blocks 2, 3, 4A and 4B and Y, may accommodate a redistribution of GFA (but not in excess of the total GFA for those blocks) resulting from the Urban Design Controls identified in Modification B9.
- (4) Notwithstanding B4(2) above, future development applications for buildings in Blocks 5, 6, and 7 may accommodate a redistribution of GFA (but not in excess of the total GFA of 101,198 sqm for those blocks) resulting from the Urban Design Controls in B5(2).
- (5) Wintergardens may be excluded from the maximum residential and tourist GFA stipulated for Blocks 4A, 4B and Block Y in the Table above, subject to compliance with the wintergarden objectives and standards contained within the Built Form Principles and Urban Design Controls (Modification B5). The above wintergarden exclusion relates only to the stipulated Blocks and does not extend to any other Blocks.
- (6) Future applications in Barangaroo Central that propose development, including above-ground GFA, must demonstrate that the proposed GFA is fully contained within the Central Barangaroo building envelope(s).

**B5. Revised Design Principles and South and Central Barangaroo Design Guidelines**

- (1) Future applications in Barangaroo South are to demonstrate consistency with the Built Form Principles and Urban Design Controls contained within the document titled “Built Form and Urban Design Controls Ethos Urban in Conjunction with Rogers Stirk Harbour + Partners” submitted with Section 75W modification 10 (Appendix C).
- (2) Prior to the submission of any future application relating to Central Barangaroo, the Central Barangaroo Design Guidelines (CBDGs), prepared by SJB and dated 8 August 2024, must be amended in consultation with GANSW and submitted to and approved by the Planning Secretary. The CBDGs shall be amended as follows:
  - (a) in accordance with the recommended amendments contained in the letter titled ‘Design Guidelines’ prepared by the GANSW and dated 6 December 2024; and
  - (b) notwithstanding B5(2)(a) above, the general incorporation of pages 59-65 built form controls from the Urban Design Report, dated November 2023, shall not include sub-point 4 (GFA calculation) under Wintergardens on page 62.

**B5A Central Barangaroo Design Excellence Strategy**

- (1) Prior to the submission of any future application relating to Central Barangaroo, the Design Excellence Strategy Central Barangaroo Revision C (DES), prepared by Mecone and dated 6 June 2024, must be amended and submitted to and approved by the Planning Secretary. The DES shall be amended in accordance with the recommended amendments contained within the letter (and attached annotated DES) titled ‘Design Excellence Strategy’, prepared by the GANSW and dated 4 December 2024.

**B6. Tourist Uses**

- (1) The ‘tourist uses’ shall be a maximum of **76,000 sqm** and shall not include serviced apartments, unless they are in single ownership and title (no strata titling). If they do meet these criteria they will be considered residential uses. In any event serviced apartments shall not exceed 12,500sqm.
- (2) Future applications for serviced apartments are to have equivalent amenity standards to residential buildings, in accordance with State Environmental Planning Policy No 65.

**B7. Community Uses**

- (1) At least 3,000 sqm of approved community uses shall be located within Barangaroo South, of which up to a maximum of 2,000 sqm of community facilities GFA may be located on a public pier in a central location that engages with the public domain, subject to compliance with the future environmental assessment requirement C10 below. All community uses GFA is to be constructed prior to the final occupation of any building in Stage 1B.
- (2) The proponent shall consult the City of Sydney in considering and determining the appropriate mix and provision of community uses within Barangaroo South and outline the outcome of such consideration and consultation with the relevant Project/development application.
- (3) Despite any other modification of this approval, a minimum of 2,800 sqm of community uses GFA must be provided within Block 5, 6 and/or 7 of Central Barangaroo (or other block approved by the Secretary and be of a type acceptable to the Secretary).

#### **B8 Pedestrian Bridge over Hickson Road**

Concept Plan approval is granted for a pedestrian bridge from the low point of High Street, over Hickson Road, to Central Barangaroo (MOD9). The detailed design of the pedestrian bridge shall form part of future public domain works and must demonstrate consistency with the Central Barangaroo Design Guidelines

#### **B9. Barangaroo Central Envelope Amendments**

##### **Barangaroo Central – Block 7**

- (1) Prior to the submission of any future application relating to Central Barangaroo, the Central Barangaroo Block Envelope Plans, prepared by SJB and dated 17 April 2024 must be amended and submitted to and approved by the Planning Secretary. The revised block plans shall amend the Block 7 building envelope as follows:
  - a) Block 7 shall be set back a minimum of 18 m measured from the northern edge of the Block 7 building envelope above 5 storeys and shall not exceed an RL 23.05.

#### **B10. Lightweight Bridge, Floating Dock or Pontoon**

The construction of a lightweight bridge, floating dock or pontoon to facilitate pedestrian movement over the Northern Cove to continue the axis of Globe Street is to be investigated during the preparation of the further detailed design plans for the Northern Cove and these plans are to be provided to the Department prior to or concurrently with the lodgement of the first project application for major public domain works in the vicinity of the Northern Cove.

#### **B11. Key Worker Housing**

Key worker housing for Barangaroo South Shall be provided generally in accordance with Statement of Commitment 34 and comprise at least:

- (a) 2.3% of residential GFA on site, within Barangaroo South; and
- (b) at least an additional 0.7% of the residential GFA on Barangaroo South, or its equivalent development value (but comprising at least a minimum of 1,740sqm of residential GFA), to be provided:
  - (i) Offsite, but within 5km of the site, or elsewhere within the City of Sydney LGA;
  - (ii) As a mix of unit sizes including at least 40% of the GFA allocated to dwellings comprising 2 or more bedrooms;

- (iii) Prior to the issue of the first Occupation Certificate for the residential component, of building R5

#### **B12. Staging**

Prior to the issue of any occupation certificate within Block 4A, 4B or Y, the foreshore promenade (to the full extent mapped in the SEPP Amendment), pier, and Watermans Cove shall be constructed, landscaped and publicly accessible.

Hickson Park (other than the road corridor for Barton Street) shall be completed in accordance with the Staging Plan Nos 1-7 (BAR418-SIN-SK-063) prepared by Grant Associates and dated 04.06.2020.

The timing for the replacement of Barton St, in accordance with B3(5), is to be agreed with the Secretary.

### **PART C – FUTURE APPLICATIONS**

#### **C1. Future Building/s within Blocks 5, 6 and 7**

Any future development application/s within Block 5, 6 and 7 to satisfy the following:

- (a) address any impact on the following views, in accordance with the building envelopes, conditions of this consent and the Statement of Commitments:
  - (i) from Millers Point and Observatory Hill to the western part of Sydney Harbour; and
  - (ii) from Block Y to the Sydney Harbour Bridge and the Opera House; and
- (b) be supported by shadow diagrams demonstrating compliance with the overshadowing limits specified in B3 (1) d).

#### **C1A Central Barangaroo Mitigation of Heritage Impact**

Any future development application/s within Central Barangaroo must demonstrate consistency with the heritage recommendations and mitigation measures contained within Section 5.2 of the Heritage Impact Statement (Issue 6) prepared by GML and dated 31 October 2023.

#### **C2. Design Excellence**

- (1) This provision applies to the following development:
  - (a) The erection of a new building that will be greater than Reduced Level (RL) 57,
  - (b) The erection of a new building on a site greater than 1,500 square metres.
  - (c) any new structure/s on the public pier proposed in accordance with environmental assessment requirement C10.
- (2) The Proponent shall hold a design excellence competition for all development identified at (1) above.
- (3) The design competition brief shall be approved by the Director General or his delegate.
- (4) The Director General shall establish a design review panel for the design excellence competition(s) that will consider whether the proposed development exhibits design excellence only after having regard to the following matters:
  - (a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved;
  - (b) whether the form and external appearance of the building will improve the quality and

- amenity of the public domain;
- (c) whether the building meets sustainable design principles in terms of sunlight, natural ventilation, wind, reflectivity, visual and acoustic privacy, safety and security and resource, energy and water efficiency;
  - (d) a comparison of the:
    - i) proposed development **excluding development within Central Barangaroo** against the indicative building controls identified in Section 13.0 - Built Form of the EA;
    - ii) **proposed development within Central Barangaroo against the approved building envelopes and the Central Barangaroo Design Guidelines (as amended in accordance with the requirements of B5(2)); and**
  - (e) whether the new development detrimentally impacts on view corridors, particularly from public spaces and streets.
- (5) The design review panel shall also be utilised for any significant changes to the Concept Plan, as determined by the Director General.
- (6) For the purposes of this modification, **a design review panel** means a 3 to 5 member panel comprised of appropriately qualified design professionals, chaired by a registered architect.
- (7) **Notwithstanding (2) above, the requirement for a design excellence competition may be waived if the Director General:**
- (a) **certifies in writing that the development is one for which an architectural design competition is not required because of the excellence of the proposed design for the development concerned, and**
  - (b) **is satisfied that:**
    - (i) **the architect responsible for the proposed design has an outstanding reputation in architecture, and**
    - (ii) **necessary arrangements have been made to ensure that the proposed design is carried through to the completion of the development concerned.**

#### **C2A Central Barangaroo Design Guidelines and Design Excellence Strategy**

- (1) **Future applications in Central Barangaroo must demonstrate consistency with:**
- (a) **the Central Barangaroo Design Guidelines (as amended in accordance with the requirements of B5(2)); and**
  - (b) **the Design Excellence Strategy Central Barangaroo (as amended in accordance with the requirements of B5A).**

#### **C3. Transport and Pedestrian Management**

- (1) **The Transport Management and Access Plan, in relation to public transport, traffic and pedestrian access between the Barangaroo site and Wynyard, shall be provided prior to or concurrently with the lodgement of the first major project application that includes new floorspace.**
- (2) **Details of the proposed improved pedestrian linkages between the Barangaroo site and Wynyard train station shall be provided with the relevant Project Applications for built form above ground level within Blocks 2, 3, 4A, 4B, 4C, 5 or X and works shall commence prior to any occupation of Blocks 2, 3, 4A, 4B, 4C, 5, or X.**
- (3) **The Transport Management and Access Plan shall be reviewed and updated at key transport milestones in the year 2018 and year 2024, or timing as otherwise directed by the Secretary, to enable the development of Barangaroo to align with key planned public transport improvements.**

- (4) Notwithstanding C3(3) above, the Transport Management and Access Plan is required to be reviewed at the following milestones:
  - (a) no later than 6 months following the occupation of the first building within Block 2;
  - (b) no later than 6 months following the occupation of the first building within Block 3; and
  - (c) completion of works on each development block.

#### **C3A. Traffic Impact Assessment**

Within three (3) months of the determination of this Modification 6 and prior the submission of future application for Blocks 3, 4A and 4B, the proponent is to submit the following to the satisfaction of the Director General:

- (3) An updated Transport Management and Access Plan in accordance with the requirements of Condition C3
- (4) A Traffic Impact Assessment which comprehensively assesses the traffic impacts of the amendments to the Block Boundaries to Blocks 3, 4A and 4B detailed in Modification 6 to the concept plan. The report is to include, but not be limited to:
  - (a) Revised intersection modelling;
  - (b) Detailed review of the traffic operations (existing and proposed) along Sussex Street, Hickson Road Erskine Street, Lime Street , Shelley Street and Globe Street;
  - (c) Details of any changes to network intersection designs and lane configurations as a result of the modifications; and
  - (d) Updated cumulative traffic and transport changes including the announced CBD and South East Light Rail Project, changes to buses in the City Centre and other associated changes related to these projects.
  - (e) Recommend temporary traffic control measures required to address traffic impacts identified in a-d above until the design based solution for the redevelopment of Hickson road is implemented.

#### **C3C. Traffic and Transport related matters- Consultation with Roads and Maritime Services (RMS) and Transport for NSW (TfNSW)**

The Proponent is to undertake further consultation with the RMS and TfNSW regarding the following:

- (a) any proposed traffic signals at the Hickson Road/Shelley Street and Barton Street/Hickson Road intersections;
- (b) coach set-down provisions within the Barangaroo Precinct, ensuring there are no laybys on Barangaroo Avenue;
- (c) the construction of Barton Street as a temporary road; and
- (d) the conversion of Barangaroo Avenue from the northern exit of the porte cochere on Block Y to the north-western corner of Block 5 to a shared zone.

The results/ recommendations arising from the above consultation is to be included in the updated TMAP and is to inform the relevant future development application/s for the public domain works.

#### **C4. Car Parking**

- (1) The following maximum car parking rates shall apply to future development within the site:
  - (a) Commercial: - 1 space/600m<sup>2</sup> GFA

- (b) Residential: - 1 bedroom/bedsitter unit – 1 space/2 units
  - 2 bedroom unit – 1.2 spaces/unit
  - 3+ bedroom unit – 2 spaces/unit
- (c) Other Uses: - City of Sydney Council rates.
- (d) **Hotel: City of Sydney Council rates or as otherwise approved by the relevant delegate of the Minister.**

**(2) Future development within Central Barangaroo shall include electric vehicle charging points/infrastructure within car parking spaces and include car share facilities generally in accordance with the Sydney Development Control Plan 2012.**

#### **C4A Central Barangaroo Basement Design**

**Future application/s for development within Blocks 5, 6 and 7 in Central Barangaroo shall be designed to include a combined/shared basement between Blocks 5, 6 and 7.**

#### **C5. Marine Ecology**

**(1) Any future Project Application for the construction of the public pier and ferry wharves in Barangaroo South, formation of the Watermans Cove and formation of the new shoreline in Barangaroo South, Barangaroo Central and the Headland Park/Northern Cove will be required to address in detail any impacts on the existing marine ecology.**

#### **C5A Central Barangaroo Flood Impact Assessment**

**Future application/s for development within Blocks 5, 6 and 7 in Central Barangaroo shall be accompanied by a Flood Impact Assessment and include appropriate management and mitigation measures to address any identified adverse flood impacts.**

#### **C6. Rail**

- (1) The Proponent shall request service searches from Railcorp, to establish the existence and location of any Railcorp services and structures. Where Railcorp services are identified the Proponent must discuss and agree with Railcorp how these services are to be accommodated in the development.
- (2) The Proponent may be required to enter into an agreement with Railcorp defining controls to be implemented in managing the access required and/or the potential impacts of the development on Railcorp, and the involvement of Railcorp staff in ensuring appropriate safety and technical standards are complied with throughout the development.

#### **C7. Pedestrian Linkages, Activation of Streets and Public Domain**

**(1) In developing detailed plans for the development blocks, “internal” or “through-site” links and internal public domain activity should not occur at the expense of achieving primacy in pedestrian activity and use, as well as the built form objectives for Hickson Road, and public streets.**

**In addition, future applications shall comply with the following:**

- (a) **the detailed design of the promenade, in particular, the licensed areas are to promote visual and physical connectivity and legibility as a generous and inclusive public space;**
- (b) **generous through-site links and activation to promote visual and physical permeability through the podium of the Residential 4A and 4B Buildings within Block 4A, connecting Hickson Park to Watermans Cove; and**



- (c) future applications shall maximise active interfaces of buildings to streets, through site connections and public open space, to encourage diversity and public access.

**C8. Road design in vicinity of Block Y**

- (1) The future design of Barangaroo Avenue shall:
  - (a) provide for a shared zone between the northern exit of the Porte Cochere on Block Y to the north-western corner of Block 5;
  - (b) minimise the road surface area, to promote pedestrian access and safety; and
  - (c) comply with Transport for NSW guidelines on shared zones and RMS specifications to minimise the potential for vehicular and pedestrian conflict and improve the amenity and quality of the streetscape.
- (2) Any future application for the shared zone section of Barangaroo Avenue shall also be accompanied by a Road Safety Audit.
- (3) **The Proponent shall seek approval from TfNSW for any shared zones as part of relevant future detailed applications.**
- (4) The provision of any future intersection with Hickson Road in the vicinity of the boundary between Block 4 and 5 shall be for the temporary road (Barton Street) and is to ensure that pedestrian access between Hickson Park and the waterfront in the vicinity of Block Y is prioritised. In this regard, any relevant future public domain application shall be designed to minimise the potential for vehicular and pedestrian conflict and shall be designed and appropriately treated to improve road and pedestrian safety. Any such future application shall also be accompanied by a Road Safety Audit.

**C9. Public Access to Upper Levels of Block Y**

Any future development on Block Y is to comprehensively consider opportunities for public access to the upper levels of the tower in order to allow the general public to access views afforded by the building's height and location.

**C10. Public Pier and future building and other building works over the water**

- (a) The public pier is to be located wholly within the site boundary and is to clearly define the southern edge of Watermans Cove without impeding the key view corridors between the water and CBD and along the foreshore.
- (b) Any future building on the pier is to be low-scale, provide appropriate public access around the full perimeter of the pier and maximise visual permeability.
- (c) The dominant use of the pier and any future structure on the pier is to be for community facility/ies in accordance with Modification B7. Any other uses proposed on the pier must demonstrate that they are complementary and ancillary to community facilities.
- (d) Prior to the submission of any future application for the pier and/or future building and any other building works over the water, the Proponent is to consult with Transport for NSW and the Ferry Operator in relation to the following:
  - (i) The clearance between the northern face of the northern-most public ferry wharf and the public pier to ensure that the width proposed supports the entering and exiting of a ferry vessel without any impediment;
  - (ii) Practical measures to be implemented to ensure adequate clearance is maintained between the pier and the northern-most public ferry wharf during construction and operation;

- (iii) The design of the future building on the public pier (location and orientation), including in relation to sight lines for ferry vessel masters, the proposed installation of southern fender piles and the scope of construction works to ensure that they do not impact on the construction and operation of the Barangaroo Ferry Hub and associated ferry navigation; and
- (iv) The design of any building works over the water.
- (e) Any future development application/s for the public pier and/or future building and any other building works over the water is to include a:
  - (i) Navigation Impact Assessment. The assessment is to demonstrate that adequate clearance is maintained at all times during construction and operation and that the proposal will not adversely impact on ferry navigation and safety; and
  - (ii) Demonstrate general compliance with the recommendations in the Royal Haskoning DHV Navigation Impact Assessment dated 19 September 2014 (MOD 8) and Navigation Report Addendum dated 2 September 2015 (MOD 8).

#### **C11. Landscaped Areas**

Where landscaped areas involving the planting of trees are proposed above basement car parking, the Proponent must ensure that there is adequate soil depth to support long-term viable stands of mature medium and large scale trees (to a height of at least 15 m, with well-formed canopies). Trees selected for landscaping shall not include species that are declared a noxious weed under the Noxious Weeds Act 1993.

#### **C12. Wind Assessment Report**

A wind assessment report is to accompany all future development application/s (for above-ground works) and is to incorporate specific mitigation measures into the design of the building and public domain.

Note: any structure required in the public domain to mitigate wind should not adversely impact view corridors.

#### **C13. Lighting Strategy**

A Preliminary Lighting Strategy is to be submitted for all future development applications for above ground works. The Strategy is to:

- (a) be prepared in consultation with the Sydney Observatory;
- (b) include, but not be limited to, an assessment of the potential impact on the Sydney Observatory; and
- (c) is to recommend relevant mitigation measures to be adopted, to minimise any adverse lighting impacts to neighbouring properties

#### **C14. Intersection Design**

The Proponent is to consult with **Council**, TfNSW and the RMS in relation the design for the intersections on Hickson Road, prior to the lodgement of the relevant future public domain development application/s.

#### **C14A Central Barangaroo Operational and Construction Management Plans**

Future application/s for development within Central Barangaroo shall be accompanied by Draft management plans for Loading and Servicing, Travel Demand (Green Travel Plan), Coach Parking, Pick-up / Drop-off and Construction Pedestrian and Traffic. Each of these management plans shall be prepared in consultation with TfNSW.

**C15. Metro access points and transport interchanges**

The proponent shall ensure that any future development applications involving the installation of access points for the metro station, or any other subterranean pedestrian routes, shall ensure these access points (and any associated transport interchanges) are positioned to avoid safety conflicts with shared zones and to minimise high pedestrian traffic volumes in areas designated for soft landscaping.

**C16. Airspace**

The Proponent shall ensure that for all future development applications involving the erection of a building, all necessary approvals are obtained under the Airports (Protection of Airspace) Regulations 1996, where required.

**C17. Statement of Commitments**

Any updates to the Statement of Commitments are to be submitted for the approval of the Secretary.

**SCHEDULE 3  
STATEMENT OF COMMITMENTS**

<b>Concept Plan Statement of Commitments</b>	
<b>Condition / Commitment</b>	<b>Timing</b>
<ol style="list-style-type: none"> <li>1. A Design Excellence Strategy that clearly articulates a process to achieve quality in both the private built form and the detailed design of the public domain (streets, pedestrian connections, parks and squares) is to be prepared.</li> <li>2. The Design Excellence Strategy may include the preparation of site specific design guidelines, articulate a process(es) for the conduct of design competitions for major developments and the design of public open spaces, and/or establish a competitive process for individual development sites.</li> <li>3. A Technical Working Group is to be established to prepare the Design Excellence Strategy. The membership of the Working Group is to be determined by the proponent team and the Barangaroo Planning Reference Group (under its terms of reference dated 26 November 2006).</li> <li>4. The Terms of Reference is to be consistent with the requirements for the preparation of the Design Excellence Strategy specified in this Statement of Commitments and are to be endorsed by the Barangaroo Planning Reference Group or equivalent body.</li> <li>5. The Design Excellence Strategy is to be submitted by the Working Group to the Barangaroo Planning Reference Group or equivalent body. The Barangaroo Planning Reference Group or equivalent body will report to the IPCC on relevant matters as recommended by the proponent team and the Working Group. The Proponent will report to the Barangaroo Delivery Authority on recommendations from the Working Group.</li> <li>6. Following endorsement, the Design Excellence Strategy is to be made publicly available in a manner to be determined by the Barangaroo Planning Reference Group or equivalent body.</li> </ol>	<p>To be submitted to the Barangaroo Planning Reference Group or equivalent body prior to the lodgement of any relevant project application relating to the buildings or to the establishment of the public domain, other than for demolition or early/site preparation work and remediation.</p>
<ol style="list-style-type: none"> <li>7. The following Implementation Plans will be prepared for the site as a whole and/or specific components or stages of the project:                             <ul style="list-style-type: none"> <li>• Public Domain Plan(s)</li> <li>• Transport Management &amp; Access</li> <li>• Community &amp; Social Plan(s)</li> <li>• Utility Services and Infrastructure</li> </ul> </li> </ol>	<p>To be submitted to the Barangaroo Planning Reference Group or equivalent body prior to the lodgement of any relevant project application relating to the buildings or to the establishment of the</p>

		public domain, other than for demolition or early/site preparation work and remediation.
8.	<p>The Implementation Plans are to:</p> <ul style="list-style-type: none"> <li>• Verify the scope and accurately cost all of the social and physical infrastructure needed to support the proposed development.</li> <li>• Identify the relevant requirements for timing and staging of provision of that facility, service or physical infrastructure</li> <li>• Identify any relevant Government agency policy initiatives that will need to be in place to deliver specific outcomes</li> <li>• Provide details with respect to the funding mechanisms for the delivery of identified infrastructure</li> <li>• Provide sufficient detail to enable proponent to enter into planning agreements with developers, relevant Government agencies, City of Sydney Council and/or Minister for Planning if and as required to collect contributions for the provision of infrastructure either through a cash contribution or works-in-kind.</li> </ul>	
9.	<p>Technical Working Groups are to be established to prepare each of the Implementation Plans. The membership of the Working Group is to be determined by the proponent team and the Barangaroo Planning Reference Group or equivalent body (under its terms of reference dated 26 November 2006), and may include or consult with representatives from the Sydney Harbour Foreshore Authority, Department of Planning, City of Sydney Council, State Transit Authority, Sydney Ferries Corporation, Railcorp, Sydney Ports, NSW Maritime, Department of Housing, NSW Roads and Traffic Authority, Sydney Water and/or other infrastructure providers as is determined appropriate.</p>	<p>To be submitted to the Barangaroo Planning Reference Group or equivalent body prior to the lodgement of any relevant project application relating to the buildings or to the establishment of the public domain, other than for demolition or early/site preparation work.</p>
10.	<p>The Terms of Reference are to be consistent with the requirements for the preparation of the Implementation Plans specified in this Statement of Commitments and are to be endorsed by the Barangaroo Planning Reference Group or equivalent body. The Barangaroo Planning Reference Group or equivalent body will report to the IPCC on relevant matters as recommended by the proponent team and the Working Group. The Proponent will report to the Barangaroo Delivery Authority on recommendations from the Working Group.</p>	
11.	<p>The Implementation Plans may be updated throughout the development of the project. Following endorsement, the Implementation Plans are to be made publicly available in a manner to be determined by the Barangaroo Taskforce or equivalent body or equivalent body.</p>	
12.	<p>The Public Domain Plan/Plans referred to at Commitment 7 is to include the following as generally described in the Concept Plan:</p> <ul style="list-style-type: none"> <li>• An introductory explanation of types, hierarchy, interrelationships of spaces &amp; appropriateness of spaces to end users of the public domain</li> <li>• New Headland Park</li> <li>• Waterfront parks and squares</li> <li>• A fore shore promenade</li> <li>• An informal sports playfield</li> <li>• A north south pedestrian promenade street</li> <li>• An internal street system that 1) defines development blocks, 2) provide easy flow of people and vehicles 3) acts as a comfortable stage for activity and human interaction 4) creates a distinctive address for each new development building and 5) creates a connection between Hickson Road and the Harbour Edge</li> <li>• on street bicycle lanes to create a route utilising Napoleon Street, Napoleon Street extension, proposed Globe Street</li> <li>• an off street cycle route within Headland Park to link between the proposed Globe Street and Hickson Road</li> <li>• Shared use of pedestrian promenade street by bicycles</li> </ul>	<p>To be submitted to the Barangaroo Planning Reference Group or equivalent body prior to the lodgement of any relevant project application relating to the buildings or to the establishment of the public domain, other than for demolition or early/site preparation work and remediation.</p>
13.	<p>Within the framework of the future Public Domain Plan(s), a Headland Park Sub Plan will be prepared for the Headland Park. The Plan will address:</p>	

<ul style="list-style-type: none"> <li>• All planning, accessibility and design issues related to the connectivity of the Headland Park to its surrounding development;</li> <li>• Incorporate traffic and transport planning, event management and recreational capacity;</li> <li>• Proposals and options to increase cultural experiences at the Headland Park</li> <li>• Measures to provide for the diverse activation of the parklands while being sensitive to local community needs</li> <li>• Crime Prevention Through Environmental Design safety strategies</li> <li>• Heritage conservation and adaptive reuse as part of the urban landscape design, including management and interpretation</li> <li>• Sustainability program for the headland park at design, construction and operations stages</li> </ul>	
<p>14. To inform the preparation of the Headland Park Sub Plan a Recreational Plan will be prepared which will consider the following:</p> <ul style="list-style-type: none"> <li>• The desires of the general and local communities</li> <li>• Transport needs and connections</li> <li>• Activation of the parkland spaces</li> <li>• Cultural and recreational needs</li> <li>• The park location and space capacity constraints including the relationship to the increasing population to the city and Barangaroo</li> <li>• Universal access</li> <li>• Operation times, events and management</li> </ul>	
<p>15. The Public Domain Plan(s) is to provide details with respect to the following:</p> <ul style="list-style-type: none"> <li>• Indicative levels in parks, edge conditions of parks and pedestrian connections through parks</li> <li>• Materials and planting</li> <li>• Safe and convenient walking routes and facilities</li> <li>• Street furniture</li> <li>• Design standards for road network (dimensions, materials, drainage), kerb parking and loading spaces, crossings, cycling, and taxi facilities, including bicycle parking facilities). All extensions to the existing road network within the Barangaroo site are to comply with the geometric requirements of the RTA road design guide.</li> <li>• Mix of parking/loading/other kerb controls</li> <li>• Design guidelines/requirements for integrated water management/water sensitive urban design consistent with Water Management Plan</li> <li>• Design requirements and details relating to recreational facilities</li> <li>• Requirement for public parking structure of up to 300 spaces in Headland Park area</li> </ul> <p>16. The Public Domain Plan is to incorporate a Public Art Strategy.</p> <p>17. In addition to the general matters specified above, the Public Domain Plan is to address:</p> <ul style="list-style-type: none"> <li>• The future ownership and maintenance of parks</li> <li>• The feasibility both conceptually and financially of establishing the elevated Headland topography</li> </ul>	
<p>18. The Transport Management and Access Plan (TMAP) referred to at Commitment 7 is to be prepared following:</p> <ul style="list-style-type: none"> <li>• An assessment of the area wide traffic impacts of the development on the Sydney CBD road network using the RTA's PARAMICS traffic modelling (including the effects of changes to the bus service network)</li> <li>• The preparation of the TMAP or equivalent to investigate the following: <ul style="list-style-type: none"> <li>(a) A cohesive street network connecting land use components and local roads within and to CBD streets and regional roads;</li> <li>(b) The method by which traffic estimation figures are generated;</li> <li>(c) Identification of public transport service opportunities and constraints with a view to encouraging a high level of travel by public transport, walking, and cycling;</li> <li>(d) Likely traffic impacts on local and regional intersections – including the key junctions for buses at Clarence Streets at Market Street;</li> <li>(e) Identification of local and regional infrastructure improvements</li> <li>(f) The timing of traffic and public transport infrastructure improvements so they are in line with the staged development of the Barangaroo Site.</li> </ul> </li> </ul>	<p>To be submitted to the Barangaroo Planning Reference Group or equivalent body prior to the lodgement of any relevant project application relating to the buildings or to the establishment of the public domain, other than for demolition or early/site preparation work and remediation.</p>

<ul style="list-style-type: none"> <li>• The PARAMICS model is to be used in an iterative manner during the preparation of a TMAP or equivalent to test: <ul style="list-style-type: none"> <li>(a) Impact on traffic operation of changes to pedestrian movements and volume configuration</li> <li>(b) Different bus access strategies</li> <li>(c) Variations in traffic generation estimates (depending on the relative attractiveness of pedestrian, rail, and bus access)</li> </ul> </li> <li>• The outcomes of the area wide traffic impact modelling are to form part of the consideration of the physical road transport infrastructure to be addressed in the preparation of the TMAP.</li> </ul>	
<p>19. The Transport Management and Access Plan is to consider</p> <ul style="list-style-type: none"> <li>• Design and construction of a traffic signal controlled intersection at Sussex Street/Napoleon Street to facilitate main point of vehicular entry into development site intersection (to RTA requirements).</li> <li>• The feasibility of future specialist transport services to the site (including light rail, boutique tourist bus services, river metro route) and the need to protect possible future alignments for these services. This is to include a possible future light rail system with appropriate reservation of road space on Hickson Road.</li> <li>• Off-site improvements to facilitate pedestrian and cycle access between the site, Wynyard Railway Station, Millers Point, the Rocks, Circular Quay and Dawes Point. This is to include consideration of pedestrian links to existing bus services and the potential for grade separated connections between the site/Hickson Road and Wynyard Station, which will meet pedestrian desire line and provide physical linkages to the adjoining residential areas of Millers Point, which will facilitate easy access to and regular use of the services, facilities and public spaces at Barangaroo by existing local communities. Consideration of off site pedestrian improvements is only where those improvements can be demonstrated to positively improve the amenities of the proposed development and its connections to the surrounding developments. Consideration of more general public domain improvements for the benefit of the wider CBD is not required.</li> <li>• Options for the extension/amendment of bus services. Initial options include extensions to services from QVB, and the east-west bus link (Erskine Street, Wynyard Street and Regimental Square) and services which currently terminate at Wynyard. This is to include consideration of the need for any offsite traffic works to provide for improved east –west bus movements relating to servicing of the site.</li> <li>• Any options for extended bus services to the site subject to endorsement by the Ministry of Transport (MoT), State Transit Authority (STA) will be progressively provided in line with the staged development of Barangaroo.</li> <li>• Bus stops and access, including the location of bus stops along Hickson Road, and any relocation of existing stops.</li> <li>• Provision of off-road layover facilities for buses and coach drop-off and parking, including the need for on-street tourist coach parking facilities at the northern end of the site (in Hickson Road and Munn Street)</li> <li>• Provision of passenger wharf facilities, including at least one public ferry wharf with appropriate landside facilities adjacent to the site. The role of this commuter/tourist/recreational wharf, and possible adjustments to ferry services is to be the subject of consultation with Sydney Ferries/MoT/NSW Maritime/Sydney Ports Corporation.</li> <li>• Feasibility of creating a westward extension of Grosvenor Street to Kent Street and provision of two way vehicular access to Kent Street.</li> <li>• Realignment and/or retention of Margaret Street along the southern boundary of the site and land use implications of such changes.</li> <li>• Desirability of replacing existing all day (10 hour) on-street parking in Hickson Road by parallel shorter term parking.</li> </ul>	
<p>20 Future project applications will address consistency with the Transport Management and Access Plan prepared by Arup and dated <b>October 2023</b>, where relevant.</p>	
<p>21 The Community and Social Plan/Plans at Commitment 7 is to include provision for the following facilities within the Barangaroo site, as relevant:</p> <p>Social:</p>	<p>To be submitted to the Barangaroo Planning Reference Group or equivalent body prior</p>

<ul style="list-style-type: none"> <li>• A multi-purpose facility designed to accommodate a range of community programs. The facility will have the capacity to accommodate an innovative mix of functions and tenancies, including complimentary commercial concessions, and with the potential to respond to social needs.</li> <li>• A minimum of two long day-care and early learning centres.</li> </ul> <p>Health:</p> <ul style="list-style-type: none"> <li>• A range of outdoor spaces, linkages and facilities designed to enable active recreation including walking/jogging, informal team sports, outdoor exercise, court games, and non-motorised water sports.</li> <li>• A range of outdoor spaces, structures and/or buildings for relaxation, social interaction, and passive recreation.</li> </ul> <p>Cultural:</p> <ul style="list-style-type: none"> <li>• Consideration of floor space for cultural industries and/or cultural industries development. This may be achieved in conjunction with the development of the community infrastructure.</li> <li>• A flexible outdoor venue for city scale cultural events.</li> </ul> <p>Recreation:</p> <ul style="list-style-type: none"> <li>• A harbour foreshore walk/cycle path linking King Street Wharf and Millers Point.</li> <li>• Active sports areas and associated toilet, change and shower facilities.</li> <li>• A regional play space with an innovative, engaging mix of facilities and environmental features to function as a major destination for families.</li> <li>• Public open spaces immediately adjacent to residential areas designed to allow a range of passive recreation activities attractive to residents and regional visitors.</li> <li>• Well-designed pedestrian linkages allowing easy and safe access to recreational spaces and facilities from commercial and residential areas within East Darling Harbour and from Millers Point, Walsh Bay, Kent Street, and King Street Wharf.</li> <li>• The Public Domain Plan(s) is to adopt design requirements and details relating to social, health, recreation and community facilities.</li> </ul>	<p>to the lodgement of any relevant project application relating to the buildings or to the establishment of the public domain, other than for demolition or early/site preparation work and remediation.</p>
<p><b>22</b> The design requirements and details relating to the facilities noted at Commitment 20, and in particular to the health and recreation facilities are to be incorporated into the Public Domain Plan.</p>	
<p><b>23</b> Development should be generally undertaken in conformance with the recommendations of the Community Plan prepared by Barangaroo Delivery Authority and Lend Lease (Millers Point) Pty Ltd (July 2010), and the <b>Barangaroo Community and Cultural Spaces Strategy prepared by JOC Report (November 2021) and addendum by JOC dated August 2023,</b> as relevant.</p>	
<p><b>24</b> The Utility Services Infrastructure Plan/Plans referred to at Commitment 7 is to include and provide details in relation to the following within the Barangaroo site:</p> <ul style="list-style-type: none"> <li>• Infrastructure requirements for integrated water management, including stormwater treatment, as determined through the preparation of the Integrated Water Management Plan at Commitment 24.</li> <li>• Type, extent and location of utility services (power, gas, water, sewer, stormwater, communications) consistent with the ESD principles and other commitments incorporated within the Statement of Commitments.</li> <li>• Coordinated response to infrastructure design and delivery on the site and consideration of infrastructure benefits to the adjoining precincts.</li> </ul>	<p>To be submitted to the Barangaroo Planning Reference Group or equivalent body prior to the lodgement of any relevant project application relating to the buildings or to the establishment of the public domain, other than for demolition or early/site preparation work and remediation.</p>
<p><b>25</b> As part of the preparation of the future Utility Services Infrastructure Plan:</p> <ul style="list-style-type: none"> <li>• Further investigations are to be undertaken with respect to the existence of any services (such as pipes and cables) and structures within the Barangaroo site. Consultation with Railcorp to be undertaken on this issue.</li> <li>• Locations for electricity sub-stations and transformers are to be examined. No sub-stations or transformers are to be placed in above-ground public domain areas, but instead installed underground or in buildings.</li> </ul>	

	<ul style="list-style-type: none"> <li>Appropriate investigations are to be undertaken to ensure that the impact on safety, integrity and operation of NSW rail network – through the development’s effect on traction (electrical power supply on the operation of current City underground rail network – is appropriate.</li> </ul>	
26	An Integrated Water Management Plan/Plans is to be prepared for future development. The Integrated Water management Plan is to incorporate a Water Demand Management Plan	To be submitted to the Barangaroo Planning Reference Group or equivalent body prior to the lodgement of any relevant project application relating to the buildings or to the establishment of the public domain, other than for demolition or early/site preparation work and remediation.
27	The Water Demand Management Plan/Plans is to include an investigation of possible schemes to reduce potable water demand through source substitution. A “fit-for-purpose” approach to alternative sources of water for substitution of potable mains water for non potable use is to be included in the Plan. In line with BASIX (and extending to commercial properties)	
28	The Wastewater Management Plan/Plans is to include an investigation of schemes to manage wastewater from the residential and commercial buildings as a resource	
29	The Stormwater Management Plan/Plans is to include an investigation of the feasibility of on-site treatment of stormwater from external catchments at Millers Point to national best practice standards. Where feasible.	
30	<p>A Housing Strategy is to be prepared that:</p> <ul style="list-style-type: none"> <li>Identifies preferred mix of housing opportunities defined by price, dwelling type and dwelling size.</li> <li>Incorporates intermediate housing tenure options.</li> <li>Sets a suitable intermediate housing component as a proportion of total housing provision.</li> <li>Includes a range of mechanisms to subsidies the development of the intermediate housing component.</li> <li>Retains land provided for intermediate housing in Government ownership with leases up to 99 years.</li> </ul>	To be submitted to the Barangaroo Planning Reference Group or equivalent body prior to the lodgement of any relevant project application for development within the Mixed Use Zone other than for demolition or early/site preparation work.
31	A Technical Working Group is to be established to prepare the Housing Strategy. The membership of the Working Group is to be determined by the proponent team and the Barangaroo Planning Reference Group (under its terms of reference dated 26 November 2006), or equivalent body.	
32	The terms of Reference of the Technical Working Group is to be consistent with the requirements for the preparation of the Housing Strategy specified in this Statement of Commitments and endorsed by the Barangaroo Delivery Authority or equivalent body.	
33	The Housing Strategy is to be submitted by the Working Group to the Barangaroo Planning Reference Group of the equivalent body. The Barangaroo Planning Reference Group or equivalent body will report to the IPCC on relevant matters as recommended by the proponent team and the Working Group. The Proponent will report to the Barangaroo Delivery Authority on recommendations from the Working Group.	To be demonstrated as part of any relevant project application for residential development which relates to Barangaroo South.
34	Following endorsement, the Housing Strategy is to be made publicly available in a manner to be determined by the Barangaroo Planning Reference Group or equivalent body.	
35	<p>A total of 3% of residential floor space on Barangaroo South is to be allocated to key worker housing provision, and is to be provided at or before the issue of the first Occupation Certificate for the residential component, of Building R5:</p> <ul style="list-style-type: none"> <li>2.3% of the total 3% may be located in Barangaroo South, or at another location outside Barangaroo South and within the City of Sydney LGA area. Selection of any location outside Barangaroo South is to be at the discretion of the Community Housing Provider, with Lendlease agreement, to which the commitment has been allocated to own and manage.</li> <li>Should the existing 2.3% key worker housing provision be located at a location outside of Barangaroo South, Lendlease will transfer a monetary contribution to the Community Housing provider equivalent to the difference of the independently verified value offered by the Provider, and the independently verified cost of providing the required floor space for Key Worker Housing at Barangaroo South.</li> </ul>	



<ul style="list-style-type: none"> <li>The remaining 0.7% of the total 3% is to be located outside of Barangaroo South and within the City of Sydney LGA area. Selection of any location outside Barangaroo South is to be at the discretion of the Community Housing Provider, with Lendlease agreement, to which the commitment has been allocated to own and manage. Lendlease will transfer a monetary contribution to the Community Housing provider equivalent to the difference of the independently verified value offered by the Provider, and the independently verified cost rate in (b) above.</li> </ul>	
<p><b>36</b> A Marketing and Promotion Strategy/Strategies is to be prepared to promote Barangaroo's and the broader Sydney region's development opportunities to international companies, investors and property brokers. The Strategy(ies) will cover the lifespan of the redevelopment and focus on attracting investment from outside the Sydney region and State. The Strategy will emphasise the unique attributes of the site such as the lifestyle and work force skills available in this urban waterfront precinct.</p> <p><b>37</b> A Technical Working Group is to be established to prepare the Marketing and Promotion Strategy. The membership of the Working Group is to be determined by the proponent team and the Barangaroo Planning Reference Group (under its terms of reference dated 26 November 2006), or equivalent body.</p> <p><b>38</b> The terms of Reference of the Technical Working Group is to consistent with the requirements for the preparation of the Marketing and Promotion Strategy specified in this Statement of Commitments and endorsed by the Barangaroo Delivery Authority or equivalent body.</p> <p><b>39</b> The Marketing and Promotion Strategy(ies) is to be submitted by the Working Group to the Barangaroo Planning Reference Group of the equivalent body. The Proponent will report to the Barangaroo Delivery Authority on recommendations from the Working Group.</p> <p><b>40</b> Following endorsement, the Marketing and Promotion Strategy(ies) is to be made publicly available in a manner to be determined by the Barangaroo Planning Reference Group or equivalent body.</p>	<p>To be submitted to the Barangaroo Planning Reference Group or equivalent body prior to the lodgement of any relevant project application for development within the Mixed Use Zone other than for demolition or early/site preparation work.</p>
<p><b>41</b> A Retail Management Plan(s) is to be prepared to guide and encourage right mix of retail to establish Barangaroo as a distinctive retail precinct. The Plan will include innovation management strategies, foster design leadership &amp; encourage originality and differentiation.</p> <p><b>42</b> The Retail Management Plan(s) is to be drafted to adapt to retail trends and changes over time by having in place a set of coordinated retail management guidelines for the site that will refresh the offerings, yet ensure consistency of vision and connection between the office and residential blocks, while maintaining an appropriate mix and market positioning of the Barangaroo retail precinct.</p> <p><b>43</b> The Retail Management Plan(s) is to include opportunities for ephemeral retailing events, such as markets and festivals, which are consistent with the overall images or brand of the precinct.</p> <p><b>44</b> A Technical Working Group is to be established to prepare the Retail Management Plan(s). The membership of the Working Group is to be determined by the proponent team and the Barangaroo Planning Reference Group (under its terms of reference dated 26 November 2006), or equivalent body.</p> <p><b>45</b> The terms of Reference of the Technical Working Group is to consistent with the requirements for the preparation of the Retail Management Plan(s) specified in this Statement of Commitments and endorsed by the Barangaroo Delivery Authority or equivalent body.</p> <p><b>46</b> The Retail Management Plan(s) is to be submitted by the Working Group to the Barangaroo Planning Reference Group of the equivalent body. The Barangaroo Planning Reference Group or equivalent body will report to the IPCC on relevant matters as recommended by the proponent team and the Working Group. The Proponent will report to the Barangaroo Delivery Authority on recommendations from the Working Group.</p> <p><b>47</b> Following endorsement, the Retail Management Plan(s) is to be made publicly available in a manner to be determined by the Barangaroo Planning Reference Group or equivalent body.</p>	<p>To be submitted to the Barangaroo Planning Reference Group or equivalent body prior to the lodgement of any relevant project application for development within the Mixed Use Zone other than for demolition or early/site preparation work.</p>
<p><b>48</b> Off-street bicycle parking and shower facilities are to be provided within buildings in line with the following minimum rates:</p> <ul style="list-style-type: none"> <li>Commercial: the number of bicycle spaces shall be 4% of the commercial GFA/20sqm. The minimum number of showers shall be 1 for every 10 bicycle spaces.</li> <li>Residential: 1 space per dwelling; and</li> </ul>	<p>At the stage of any relevant project application.</p>

	<ul style="list-style-type: none"> <li>Other uses: 6 bicycle spaces for every 100 Other Uses car parking spaces.</li> </ul> <p>Note: Residential spaces can be provided within the dwelling's basement storage area.</p>	
49	All on-site parking areas to comply with AS2890. 1:2004.	
50	<p>Maximum car parking rates are:</p> <ul style="list-style-type: none"> <li>Commercial Uses – 1 space /600m<sup>2</sup> GFA</li> <li>Residential <ul style="list-style-type: none"> <li>1 bedroom unit – 1 space / 2 units</li> <li>2 bedroom unit – 1.2 spaces / unit</li> <li>3 bedroom unit – 2 spaces / unit</li> </ul> </li> <li>Other Uses – City of Sydney rates</li> <li>Passenger terminal – subject to a future traffic report based on demand estimates.</li> </ul>	
51	All building servicing & loading facilities are to accord with City of Sydney Council's rates.	
52	All service/delivery areas to accord with AS2890. 2:2002 subject to driveways complying with City of Sydney Council's requirements.	At the stage of any relevant project application relating to the specific structure/heritage item.
53	<p>A Heritage Impact Statement is to be prepared for the sewage pumping station to guide its future treatment. The Heritage Impact Statement is to consider the following options:</p> <ul style="list-style-type: none"> <li>retention of Pumping Station in situ, albeit buried, as a future archaeological resource; or</li> <li>its relocation and adaptive reuse within Barangaroo site (including a recommended methodology for this course of action);</li> <li>its relocation to a relevant location (including a recommended methodology for this course of action) ; or</li> <li>recommendations for its interpretation both within the Barangaroo site and elsewhere, should the study conclude that this is the most appropriate course of action.</li> </ul>	
54	The Heritage Impact Statement is to be prepared in consultation with a heritage experienced engineer to ensure minimum alteration and damage to the fabric. Moving the whole structure in one piece should be investigated.	
55	If the Heritage Impact Statement recommends either relocation or demolition, archival recording of the structure will be prepared in accordance with the NSW Heritage Office's Guidelines.	
56	A Conservation Management Plan (CMP) will be prepared by an appropriately qualified heritage practitioner for the Dalgety's Bond Store in accordance with the NSW Heritage Office's Guidelines and in consultation with the NSW Heritage Office. Any proposal for major alterations and additions to the building site will be guided by the CMP.	
57	Future development Views from public spaces on opposite foreshores to Observatory Hill Park will be retained. Panoramas from Pymont Park around to the Harbour Bridge (from Observatory Hill Park) will also be retained, <b>subject to Commitment 58.</b>	
58	Future development within the Barangaroo site is to retain views to Observatory Hill Park from public spaces on opposite foreshores; and to retain a panorama from Pymont Park around to the Harbour Bridge as seen from Observatory Hill Park, and as shown within the approved Concept Plan (as modified) by the photomontage images included in the Heritage Impact Statement prepared by City Plan Heritage, amended by the Barangaroo Modification Report dated June 2008 prepared by MG Planning (as it applies to Block 5, 6 and 7) and subsequently amended the View Impact Analysis prepared by JBA Planning (November 2010) in support of the Concept Plan Modification Preferred Project Report, also prepared by JBA Planning (November 2010) and the Visual Impact Analysis prepared by JBA (September 2014) in support of the Concept Plan Modification Report as these documents apply to Barangaroo South, <b>and as subsequently amended by the View and Visual Impact Assessment prepared by AECOM (October 2023) as this document applies to Central Barangaroo and finally amended in September 2024.</b>	

59	<p>Future development within the Barangaroo site is to provide adequate view corridors over and between new built form to maintain the key attributes of views from Millers Point. The key attributes to be retained are:</p> <ul style="list-style-type: none"> <li>views to significant tracts of the water,</li> <li>the junction of Darling Harbour and the Harbour proper,</li> <li>the opposite foreshores,</li> <li>panoramic qualities of existing views and,</li> <li>the most distinctive views to landmark structures,</li> </ul>	
60	<p>All the above shown within the approved Concept Plan (as modified) and illustrated by the photomontage images included in the Heritage Impact Statement prepared by City Plan Heritage, and as subsequently amended by the Heritage Assessment Impact Statement (November 2021) as amended by the Heritage Impact Statement (October 2023) prepared by GML and the documents listed in Commitment 58.</p>	
61	<p>Future development within the Barangaroo site is to retain the ability to appreciate the Millers Point headland and the roofscape of terrace houses throughout Millers Point when viewed from public spaces on opposite foreshores, subject to Commitment 58. The detailed design of future development within Barangaroo should ensure a relationship between new built form and existing structures and design details within Millers Point Conservation Area. Consultation is to be undertaken with NSW Heritage as part of detailed project Application Stage.</p>	
62	<p>An appropriately experienced and qualified heritage practitioner will be engaged to prepare Advice and a Schedule of Conservation Works that will guide the conservation of the sandstone wall on the eastern side of Hickson Road as part of the construction of any proposed pedestrian bridge across Hickson Road. The Advice and Schedule of Conservation Works will inform the design of the proposed Hickson Road bridge and, in particular, how it meets the wall, and shall include conservation works to the palisade fence, sandstone piers and plinth, the cutting wall, the existing High Street steps (southern end), in-filled steps (northern end), and the substation at the southern end. Any new fence elements shall be sympathetic to the existing significant fence fabric</p>	
63	<p>A Conservation Management Strategy (CMS) will be prepared by an appropriately experienced and qualified heritage practitioner for the Moreton's Hotel in accordance with the NSW Heritage Office's guidelines and in consultation with the NSW Heritage Office. The CMS will provide specific guidelines and conservation policies for the implementation and construction of any pedestrian walkway running through (with owner's consent) or alongside the Hotel, but will not address the whole Moreton's Hotel site.</p>	
64	<p>A Heritage Impact Statement (HIS) will accompany any application for works to Munn Street or in the vicinity of the Munn Street terraces. That HIS will include an assessment of how the development proposed satisfies the following Principles:</p> <ul style="list-style-type: none"> <li>The design of the building proposed adjacent to the west of the Terraces will be sympathetic in bulk and scale and retain a reasonable level of amenity for the occupants of the Terraces.</li> <li>Works to Munn Street will retain and conserve the front verandas, other building elements of significance along the southern frontage and the remnant cross walls and floors from the demolished terraces attached to the western elevation.</li> <li>Works to Munn Street will retain and conserve significant landscape elements associated with the former street and the Terraces, such as the sandstone retaining walls and fences.</li> </ul>	
65	<p>A Conservation Management Strategy (CMS) should be prepared for the Moores Wharf Building in accordance with the NSW Heritage Office guidelines if a change of use or activity is proposed that requires substantial alteration to the place. The CMS will provide guidelines for the adaptive reuse of the building, which will be implemented in association with any development application for the building. The CMS will also suggest other appropriate uses in addition to the current use as Ports Security administration, particularly uses related to harbour activities.</p>	
66	<p>A Heritage Impact Statement is to be prepared in relation to the proposed relocation and reuse of sandstone seawall in the vicinity of the Headland Park.</p>	
67	<p>The proposed pedestrian bridges over Hickson Road will include conservation works to the palisade fence, sandstone piers and plinth, the cutting wall, the existing steps (southern end), in-filled steps (northern end), and the substation</p>	

	at the southern end. The conservation works will be implemented through preparation and adoption of a Schedule of Conservation Works. Any new fence elements will be sympathetic to the existing significant fence fabric. An appropriately experienced and qualified heritage practitioner will be engaged to provide advice on the construction of the pedestrian bridge, how it meets the wall, and the conservation of the wall.	
68	A Heritage Impact Statement will be prepared to assess the significance of the Harbour Control Tower. The Heritage Impact Statement will be undertaken using the State Heritage Register criteria for listing.	
69	All affected potential historical archaeological sites or 'relics' of Local and State significance are to be subject to professional Archaeological Assessment in accordance with Heritage Council guidelines. The assessment must address both terrestrial and maritime archaeological resources and must be prepared by a practitioner (or practitioners) with both terrestrial and maritime experience. The Assessment must consider the desirability and staging of any proposed archaeological excavation and/or recording before construction works commence and also other mitigation strategies such as archaeological monitoring (or watching brief) during construction works.	To be assessed at the stage of any development application/project application involving surface disturbance.
70	A Research Design including an Archaeological Excavation Methodology will be prepared in accordance with the Heritage Council's guidelines for each site which is impacted by the proposal. Those documents will be prepared for the approval of the Director of the Heritage Branch, Department of Planning. The archaeological Excavation Director will be a qualified archaeologist, and will meet the current Excavation Director Criteria for State significant sites as published by the NSW Heritage Council.	
71	After archaeological works are undertaken, a copy of final excavation report(s) will be prepared and lodged with the Heritage Branch, Department of Planning, to the State Library of NSW and also to the Local Studies Library in the City of Sydney. The information within the final excavation report will be in accordance with Heritage Branch requirements.	
72	A repository for the relics salvaged from any historical archaeological excavations will be nominated by Barangaroo Delivery Authority.	
73	An appropriately experienced and qualified heritage practitioner specialist consultants in heritage, landscape, interpretation, historical archaeology and maritime archaeology are to be appointed.	
74	<p>An appropriately experienced and qualified heritage practitioner will be engaged to prepare an Interpretation Plan for the whole EDH site in accordance with the NSW Heritage Office Heritage Interpretation Policy. The Plan will explore various cultural, social and environmental themes related to the site including, but not limited to:</p> <ul style="list-style-type: none"> <li>• The natural landscape</li> <li>• Aboriginal history</li> <li>• Manipulation of the landscape</li> <li>• Maritime industry, trade and commerce</li> <li>• Labour, workers and social movements</li> <li>• Archaeology</li> </ul> <p>The plan will make recommendations for:</p> <ul style="list-style-type: none"> <li>• Public Art</li> <li>• Naming</li> <li>• Interpretive Signage and Installations</li> <li>• Display of Archaeological Deposits</li> <li>• Built Form Strategies</li> </ul> <p>The plan will also include strategies for:</p> <ul style="list-style-type: none"> <li>• Staged Implementation</li> <li>• Ownership</li> <li>• Identification of Responsible Stakeholders</li> <li>• Future Maintenance</li> <li>• any individual demolished, dismantled or buried heritage items</li> <li>• historic/significant buildings retained within the precinct</li> <li>• the public domain areas of the precinct.</li> </ul>	
75	After completion of the archaeological fieldwork, the findings of the archaeological work are to be incorporated into the Interpretation Plan.	
76	Photographic and archival recording of all affected heritage items, as identified in the specialist reports prepared as part of the Environmental Assessment for the project, will be undertaken prior to the commencement of any construction	

	<p>activity. Recording will be completed in accordance with the Guidelines issued by the Heritage Council of NSW. Copies of these photographic recordings will be made available to the Heritage Branch, Department of Planning, to the State Library of NSW and also to the Local Studies Library in the City of Sydney.</p>	
77	<p>Specialist consultants in heritage, landscape, interpretation, historical archaeology and maritime archaeology will be nominated for the Barangaroo project. The consultants will have appropriate qualifications and experience commensurate with the scope of works. The name and experience of the consultant/s will be submitted to the Director of the Heritage Branch, Department of Planning, for approval prior to commencement of works. The heritage consultant/s will advise on detailed design resolution of new heritage related works, undertake site inductions, and inspect design and installation of services involving heritage items and fabric (to minimise impacts on significant fabric and views) and manage the implementation of the conditions of approval for the project. A report by the principal heritage consultant (illustrated by works photographs) will be submitted to Director of the Heritage Branch, Department of Planning for approval, advice and comment within 6 months of the completion of works, any impacts/damage and corrective works carried out.</p>	
78	<p>The Director of the Heritage Branch, Department of Planning is to be notified in writing within 14 days of the demolition of any heritage item listed on a Section 170 Register by the relevant government agency responsible for that Register.</p>	
79	<p>There is to be an environmental focus on the Water, Energy, Micro-Climature, Environmental Quality/Amenity, Landscape, Transport, Waste and Materials strategies for the development. Each building on site will achieve the primary benchmark of a “5 star” standard of Commercial: Green Star 5 star, and Residential: Green Star Residential score &gt;60, and each development will be required to demonstrate how it satisfies each of the following Key Performance Indicators for each of the ESD focus areas referred to below.</p>	<p>Wind and ESD Reports to be lodged with each relevant project application. To be demonstrated with each application (as relevant).</p>
80	<p>There is to be a 35% reduction in Potable Water Consumption compared to a standard practice development and a 40% reduction in flow to sewer compared to a standard practice development.</p>	
81	<p>There is to be a 35% reduction in Greenhouse Gas Emissions compared to a standard practice development. 20% of power is to be purchased from low impact, renewable sources or alternatively there should be a 20% reduction in GHG emissions through carbon offsets. The purchase of renewable energy should be at World Best Practice level.</p>	
82	<p>Key public open spaces (parks and squares) are to receive direct sunlight in mid-winter.</p>	
83	<p>Primarily non-invasive species are to be used on the site.</p>	
84	<p>Ensure that there is sufficient public transport to achieve points under the public transport credit for Green Star Rating Tools for commercial buildings and a future Green Star tool for residential buildings.</p>	
85	<p>Centralised recycling areas are to be provided in all buildings and 100% of waste bins for public use are to allow for waste separation.</p>	
86	<p>Wind tunnel modelling and verification of proposed treatments will be carried out at the building design application stage due to the significant exposure of the site to the southerly and westerly winds. Any development proposal for the southern portion of the site should be subjected to a wind tunnel study, carried out in accordance with the procedures outlined in industry recognised guidelines such as the Australasian Wind Engineering Society Quality Assurance Manual.</p>	
87	<p>Further site investigations and assessments will be undertaken prior to a Remedial Action Plan (RAP) being prepared. The RAP may be prepared in stages that follow the progressive redevelopment of the site and development blocks. The RAP will address a range of known existing site conditions.</p>	<p>To be submitted to the Barangaroo Planning Reference Group or equivalent body prior to the lodgement of any development application/ project application involving site disturbance.</p>
88	<p>A Technical Working Group is to be established to oversee the preparation of the RAP. The membership of the Working Group is to be determined by the proponent team and the Barangaroo Planning Reference Group (under its terms of reference dated 26 November 2006). The Terms of Reference of the Technical Working Group are to be consistent with this Statement of Commitments and endorsed by the Barangaroo Planning Reference Group.</p>	
89	<p>The RAP is to be submitted by the Working Group to the Barangaroo Planning Reference Group. The Barangaroo Planning Reference Group will report to the IPCC on relevant matters as recommended by the Working Group. The Project Team will report to the SHFA Board on recommendations from the Working Group.</p>	

90	Following endorsement, the RAP is to be made publicly available in a manner to be determined by the Barangaroo Planning Reference Group.	
91	All future development applications/project applications will be required to include a Noise Impact Assessment & Mitigation Measures report. All noise emissions from buildings' plant and equipment to be at levels complying with the recommendations of the NSW EPA Industrial Noise Policy. When setting noise emission limits for each site, the cumulative impact of noise emissions from all the sites in the fully developed precinct shall be taken into account.	Noise Impact Assessment and Mitigation Measures report to be submitted with all relevant development applications/project applications.
92	Any future traffic management plans will incorporate strategies that minimise transportation noise levels associated with vehicle movements	
93	To prevent negative impacts resulting from the ordinary operation of the passenger terminal and other community facilities, the envelope of buildings constructed within EDH should be designed to limit sound intrusion from these noise sources. Typical noise levels in occupied spaces adjacent to these noise sources during peak usage periods should comply with the recommended noise levels in AS2107.	
94	Plans of management developed for noise generating community facilities shall contain measures that seek to balance the use of these facilities with the amenity of nearby potentially sensitive land uses.	
95	Where deemed appropriate, the facades of new residential and commercial buildings along Hickson Road should be designed to reduce traffic noise levels in occupied spaces in accordance with the levels recommended in AS 2107.	
96	Noise emissions from patrons within proposed licensed premises will be assessed during development approval against Liquor Administration Board Guidelines and appropriate plans for managing patrons' arrival/departure developed.	
97	All future development application/project applications will be required to include a Construction Management Plan incorporating measures for managing construction noise and vibration emissions including time limits on audible construction activities.	
98	The built form of development blocks 5, 6 and 7 inclusive will follow the <b>design guidance set out in the Central Barangaroo Urban Design Guidelines prepared by SJB (November 2023), as amended by Condition B5(2)</b> . Final designs for each development block will be prepared by development partners who will be subject to the Design Excellence Strategy.	
100	All future development applications for commercial uses will be required to address how the proposal: <ul style="list-style-type: none"> <li>Complements, connects with and extends the commercial activity of the existing Sydney CBD;</li> <li>Contributes to the character of Barangaroo as a unique business address;</li> <li>Offers opportunities for major corporate tenants;</li> <li>Where appropriate includes a mix of support related commercial and retail offerings such as convenience retail, personal services, cafes, bars and health and recreation facilities;</li> <li>Enhances and encourages walking and cycling and connectivity to public transport services;</li> <li>Provides a clear interface to the public domain and includes publicly accessible open space or pedestrian connections and arcades within the private development.</li> </ul>	To be demonstrated/assessed as part of any development/ project application for commercial uses.
101	Sydney Ports Corporation to be consulted on redevelopment that affects the harbour safety function in the Moore's wharf building, including potential use of the new harbour inlet by non-motorised recreational craft.	Subject to consultation with Sydney Ports.
102	Sydney Ports and NSW Maritime to be consulted regarding any proposals associated with Port Operational requirements that result in the extension of structures alongside or over water into Sydney Harbour	
103	Ongoing consultation with Government agencies including the City of Sydney Council (Strategic Planning Department, Community Services and Programs Unit, and Recreation and Community Services Unit), Department of Housing NSW, NSW Maritime, Railcorp, Sydney Ports, NCOSS, Private landowners, and community stakeholders will take place according to established planning and development approval procedures.	Ongoing
104	NSW Maritime is specifically to be consulted in relation to the following: <ul style="list-style-type: none"> <li>Any proposal that has the potential to impact upon navigational safety.</li> <li>The potential to expand ferry and charter boat operations within the redevelopment site.</li> </ul>	

<ul style="list-style-type: none"> <li>• On-going maintenance of seawalls, launching and berthing facilities.</li> <li>• Proposed encroachments into NSW Maritime's land at Darling Harbour.</li> <li>• The development of the proposed coves and inlets which will become part of the navigable waters of Sydney Harbour.</li> <li>• Other issues which will inevitably arise from the interface with NSW Maritime's land.</li> <li>• Port Security matters.</li> </ul>	
<p><b>105</b> Further consultation and information sessions will be held as necessary to communicate the redevelopment process and to ensure all stakeholders have the opportunity to keep up to date on the progress of the redevelopment.</p>	
<p><b>106</b> All future development to be designed in accordance with CPTED principles.</p>	<p>To be demonstrated / assessed as part of any relevant development/ project application</p>
<p><b>107</b> An Environmental and Construction Management Plan will be required as part of any future development on the site.</p> <p><b>108</b> All construction contractors, subcontractors and personnel to be inducted and informed by the nominated heritage consultant/s prior to commencing work on site.</p> <p><b>109</b> Significant heritage items and built elements that are retained to be adequately protected during the works. 124. The future detailed design of the Headland Park including the northern cove, Globe Street is to be prepared in accordance with the Headland Park Urban Design Framework and Preferred Project Parkland Objectives detailed in the 'Barangaroo Headland Parklands Urban Design Report' prepared by Conybeare Morrison (August 2009).</p>	<p>To be demonstrated / assessed as part of any relevant development/ project application</p>
<p><b>111</b> The future detailed design of the Headland Park including the northern cove, Globe Street is to be prepared in accordance with the Headland Park Urban Design Framework and Preferred Project Parkland Objectives detailed in the "Barangaroo Headland Parklands Urban Design Report" prepared by Conybeare Morrison (August 2009).</p>	<p>To be demonstrated as part of any project application which relates to the Headland Park and surrounds.</p>
<p><b>112</b> The future detailed design of Barangaroo South including Globe Harbour, and public domain areas is to be prepared generally in conformance with the following reports and documentation:</p> <ul style="list-style-type: none"> <li>• Environmental Assessment Report prepared by JBA Planning (September 2014)</li> <li>• Public Domain Plan prepared by Aspect/Oculus (July 2010)</li> <li>• Stakeholder Consultation Strategy prepared by Lend Lease (July 2010)</li> <li>• Transport Management and Access Plan (Supplementary) prepared by Arup (September 2014)</li> <li>• Streetscape and Public Domain Report – Response to Director General's Requirements prepared by Aspect / Oculus (July 2010)</li> <li>• Overarching Remedial Action Plan prepared by ERM (June 2010)</li> <li>• Remedial Action Plan – Other Remediation Works prepared by AECOM (May 2010)</li> <li>• View Impact Analysis prepared by JBA Planning (September 2014)</li> <li>• Wind Impact Assessment prepared by Arup and Cermak Peterka Petersen Pty Ltd (September 2014)</li> <li>• Acoustic Report – Operations prepared by Arup (July 2010)</li> <li>• Community Plan prepared by Lend Lease / Barangaroo Delivery Authority (July 2010)</li> <li>• Metro Interaction Report prepared by Arup (July 2010)</li> <li>• Marine Ecology, Water Quality Report and Contaminated Sediment Impact Assessment prepared by Worley Parsons (July 2010)</li> <li>• Navigation Report prepared by Worley Parsons (September 2014)</li> <li>• Air Quality Impact Assessment prepared by AECOM (September 2014)</li> <li>• Waste Management Plan prepared by Arup (July 2010)</li> <li>• Building Barangaroo Economic Impacts prepared by Centre for International Economics (July-August 2010)</li> <li>• Infrastructure Concept Plan prepared by Arup (September 2014)</li> <li>• Stormwater Concept Plan prepared by Arup (September 2014)</li> <li>• Sea Level and Climate Change Report prepared by Arup (July 2010)</li> <li>• ESD Report prepared by Arup (September 2014)</li> </ul>	<p>To be demonstrated as part of any relevant project application which relates to Barangaroo South</p>

<ul style="list-style-type: none"> <li>• Covering Letter and Non-Indigenous Archaeological Assessment undertaken by Casey and Lowe (September 2014)</li> <li>• Aboriginal Archaeological and Cultural Heritage Assessment prepared by Comber Consultants (September 2014)</li> <li>• Archaeological Research Design and management Strategy prepared by Casey and Lowe (July 2010)</li> <li>• Aboriginal Archaeological Management Plan and Research Design prepared by Comber Consultants (September 2014)</li> <li>• Geotechnical Report prepared by Arup (July 2010)</li> <li>• Noise and Vibration Management Plan prepared by Acoustic Logic (September 2014)</li> </ul>	
<p><b>113</b> In addition to the reports and documents identified in Commitment No. 126, the future detailed design of Barangaroo South including Globe Harbour, and public domain areas is to be prepared generally in conformance with the following reports and documentation:</p> <ul style="list-style-type: none"> <li>• Preferred Project Report prepared by JBA Planning (November 2010):</li> <li>• Barangaroo South Urban Design Report – Streets and Laneways within Blocks 2 and 3 prepared by Hassell (November 2010)</li> <li>• Globe Square Performance Standards prepared by Lend Lease (November 2010)</li> <li>• Design Guidelines for Hotel Drop Off and Globe Square prepared by Lend Lease (November 2010)</li> <li>• Visual Impact Analysis prepared by JBA Planning (September 2014)</li> <li>• Barangaroo: A New Gateway to Growth of the Financial Services Sector prepared by Jones Lang La Salle (November 2010)</li> </ul>	<p>To be demonstrated as part of any relevant project application which relates to Barangaroo South</p>
<p><b>114</b> Any future project application for Globe Harbour specifically will address:</p> <ul style="list-style-type: none"> <li>• Total amount of fill to be excavated</li> <li>• Potential remediation works and confirmation that the proposed location can be made suitable for its proposed use</li> <li>• Potential Water quality impacts</li> <li>• Potential public domain treatments, including any foreshore treatments (boardwalks, landscaping and the like)</li> <li>• Potential activities within Globe Harbour upon completion</li> </ul>	<p>To be submitted with the relevant project application for Globe Harbour.</p>
<p><b>115</b> Future project applications for the public pier shall address:</p> <ul style="list-style-type: none"> <li>• the need for remediation works and confirmation that the proposed location can be made suitable for its proposed use</li> <li>• water quality impacts</li> <li>• public domain treatments, including any foreshore treatments (boardwalks, landscaping and the like)</li> <li>• ground floor activities on the public pier and access across the Waterfront Promenade</li> </ul>	<p>To be submitted with the relevant project application for the public pier.</p>
<p><b>116</b> Any future application for a casino use should be accompanied by a Social Impact Assessment prepared by a suitably qualified consultant which details the social benefits and disbenefits of the use.</p>	<p>To be submitted with the relevant application for a casino use.</p>
<p><b>117</b> <u>The future detailed design of Central Barangaroo including public domain areas is to be prepared generally in conformance with the following reports and documentation:</u></p> <ul style="list-style-type: none"> <li>• <u>Section 75W Modification titled “Environmental Assessment Report Central Barangaroo Concept plan MO06 0162 Modification 9” prepared by Urbis and dated December 2021, as modified by the Response to Submissions Report by Mecone (November 2023)</u></li> <li>• <u>Urban Design Report prepared by SJB (November 2023)</u></li> <li>• <u>View &amp; Visual Impact Assessment prepared by AECOM (October 2023)</u></li> <li>• <u>Sky View Impact Assessment prepared by UNSW &amp; AECOM (October 2023)</u></li> <li>• <u>Wind Impact Assessment and Accessibility Plan prepared by RWDI (November 2023)</u></li> <li>• <u>Transport Management and Accessibility Plan prepared by Arup (October 2023)</u></li> <li>• <u>Social Impact Assessment prepared by PWC (November 2021) as amended by Economic and Social Impact Assessment Addendum (August 2023)</u></li> <li>• <u>Economic Impact Assessment prepared by PWC (November 2021) as amended by Economic and Social Impact Assessment Addendum (August 2023)</u></li> </ul>	



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| <ul style="list-style-type: none"><li>• <u>Utilities and Infrastructure Report prepared by ADP &amp; CJ Arms (November 2021) as amended by Utilities and Infrastructure Letter prepared by LCI and Warren Smith (August 2023)</u></li><li>• <u>ESD Report prepared by Cundall (November 2021) as amended by ESD Letter prepared by Cundall (August 2023)</u></li><li>• <u>Remediation Action Plan prepared by EDP (October 2023)</u></li><li>• <u>Site Audit Statement prepared by Ramboll (October 2023)</u></li><li>• <u>Heritage Assessment Impact Statement prepared by GML Heritage (November 2023) as amended by Heritage Impact Statement (October 2023)</u></li><li>• <u>Air &amp; Odour Report prepared by AECOM (October 2023)</u></li><li>• <u>Noise Report prepared by Acoustic Logic (November 2021) as amended by Assessment Addendum (October 2023)</u></li><li>• <u>Barangaroo Community and Cultural Spaces Strategy prepared by JOC Report (November 2021) and addendum by Community and Cultural Strategy Assessment Addendum (August 2023).</u></li></ul> |  |
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FOR INFORMATION