



To Cameron Sargent, Team Leader, Key Sites Assessments
From Minoshi Weerasinghe, Senior Planning Officer, Key Sites Assessments
Date 24 January 2022

Subject: Walsh Bay Arts and Cultural Precinct – Operational Plan of Management (SSD 8671)

Purpose

To consider a request dated 21 January 2022 seeking the Planning Secretary's approval of the Operational Plan of Management (OPM) prepared in accordance with both Condition D4 of the development consent for the Walsh Bay Arts and Cultural Precinct (SSD 8671).

The request was received from Richard Crookes Construction Pty on behalf of Infrastructure NSW (the Applicant for SSD 8671).

Key reason

The Department is satisfied with the document

The Department has reviewed the proposed OPM and considers it is adequate because it:

- has been prepared by a suitably qualified person (Create NSW in consultation with Infrastructure NSW)
- has been prepared in consultation with City of Sydney Council, Transport for NSW, Fire and Rescue NSW, Department of Primary Industries, the Environment Protection Authority, the Heritage Division, NSW Police and the Port Authority of NSW, whose recommendations have been addressed in the OPM
- includes suitable governance and operational strategies for the precinct, including facilities management to be undertaken by Create NSW and administration of event activation and construction work approvals by the Precinct Manager
- includes the roles and responsibilities of key employees involved in overseeing the management and operation of the precinct, including the Precinct Manager acting on behalf of Create NSW and its property team, the Walsh Bay Precinct Management Association and the Building Management Committee, and a commitment to establishing a Precinct Tenant Committee to liaise with Create NSW and oversee the activities in the precinct
- includes hours of operation consistent with the development consent
- identifies the relevant statutory approvals applying to the operation of the precinct, including in relation to food and beverages and event management
- documents and incorporates all management plans, strategies and guidelines required under the consent, including sub-plans for the matters identified in Condition D4
- details how the environmental performance of the development would be monitored and managed, including providing environmental performance targets for waste and energy and water use to be monitored through quarterly reports, and identifies actions including the main contractor preparing a Building Tuning Plan to address potential impacts and non-compliances

- addresses all relevant requirements through sub-plans, including event management, traffic and transport, noise and vibration, heritage and conservation management, security and lighting management, fire safety, emergency management and WHS, food and beverage, facilities management, waste management, water management and wayfinding and signage
- includes adequate community consultation and complaints management measures, which clearly delineates responsibility for SSD 8671, which rests with the Precinct Manager (contracted by Create NSW), with assistance from individual tenants, Property Director or the appropriate authority, stating a feedback form and hotline contact details will be provided on the project website.

The Department therefore considers the information provided by the Applicant satisfies the requirements of Condition D4 of SSD 8671.

Background

- On 17 May 2018, the Minister for Planning approved the Walsh Bay Arts and Cultural Precinct works (SSD 8671), including:
 - demolition and early construction works
 - internal and external works to Pier 2/3
 - internal and external works to Wharf 4/5
 - internal and external works to Shore Shed 4/5
 - use of Pier 2/3, Wharf 4/5 and Shore Shed 4/5 for arts and cultural uses and ancillary uses, functions and events
 - use of Pier 2/3, Wharf 4/5 and Shore Shed 4/5 and wharf aprons for Biennale and Sydney Writer's Festival events
 - public domain works.
- Condition D4 of SSD 8671 states:

Operational Plan of Management

D4 Prior to occupation or commencement of the use, an updated Operational Plan of Management (OPM) prepared by a suitably qualified person shall be submitted to and approved by the Secretary. The OPM must be prepared in consultation with Council, TNSW, RMS, FRNSW, DPI, the EPA, the Heritage Division, NSW Police and the Port Authority of NSW. The OPM shall address (but not be limited to):

- governance and operational strategies for the precinct;*
- roles and responsibilities of key employees involved in overseeing the management and operation of the precinct;*
- hours of operation;*
- statutory approvals applying to the operation of the precinct;*
- documentation and incorporation of all management plans, strategies and guidelines required under this part of the consent;*
- detail how the environmental performance of the development would be monitored and managed, and identify what actions would be taken to address potential impacts;*
- event management, loading and unloading, sustainable travel, traffic, transport access and parking, pedestrian access, noise and vibration, heritage and conservation management, security and staff management, emergency management/evacuation and incident response protocols, alcohol and food management, occupational health and safety, infrastructure and services management, patron safety, waste management, water management, wayfinding and signage and lighting; and*
- community consultation and complaints management procedures.*

Prior to occupation or commencement of the use, a copy of the OPM must be submitted to the Council and the Certifying Authority.

- On 21 January 2022, the Applicant submitted the proposed OPM to address the requirements of Condition D4 of SSD 8671.

Departmental Approval

Prepared by	Minoshi Weerasinghe	Senior Planning Officer, Key Sites Assessments	24/01/2022
Reviewed by	Cameron Sargent	Team Leader, Key Sites Assessments	28/01/2022