



Pre-Development Application

Date Submitted: 23/03/2022

Project Name: Central Barangaroo Early Works
Case ID: PDA-38615718

Proponent Details

Project Owner Info

Title	Mr
First Name	Grahame
Last name	Edwards
Role/Position	Planning Manager
Phone	0424622080
Email	grahame.edwards@aqualand.com.au
Address	AUSTRALIA SQUARE 264-278 GEORGE STREET SYDNEY , , 2000 , AUS

Company Info

Are you applying as a company/business?
Yes

Company Name	AQUALAND B DEVELOPMENT HOLDING PTY LTD
ABN	39612713916

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name
Mr	Jack
Last Name	Phone
Kerstens	0282337636
Email	Role/Position
jkerstens@urbis.com.au	Consultant

Address

Urbis Level 8 Angel Place
123 Pitt Street
Sydney,
New South Wales
2000
AUS

Development Details

Engagement with the Department

Have you engaged with the Department in relation to this project?
Yes

Project Info

Project Name	Central Barangaroo Early Works
Industry	Residential & Commercial
Development Type	Residential & Commercial
Capital Investment Value (excl GST)	AUD10,930,552.00
Indicative Operation Jobs	0
Indicative Construction Jobs	39

Description of Development
Undertake early works at Central Barangaroo associated with the construction of the Hickson Road secant pile retention wall. This includes demolition of an existing shoring wall, construction of a new wall, excavation, localised remediation, archaeological investigations and interface works.

Concept Development


Are you intending to submit a Concept Application?
No

Site Details

Site Information

Site Name	Central Barangaroo
Site Address (Street number and name)	Headland Park and Barangaroo Central, Hickson Road, Barangaroo
Site Co-ordinates - Latitude	-33.8604375275014
Site Co-ordinates - Longitude	151.202

Local Government Area

Local Government	District Name	Region Name	Primary Region
City of Sydney	Eastern City District	Sydney	

Lot and DP
Lot 52 of DP 1213772

Statutory Context

Under [State Environmental Planning Policy \(State and Regional Development\) 2011](#) , which schedule does your State Significant Development application relate to?

Schedule 2: SSD – Identified Sites

Clause under selected Schedule

Clause 3 - Development at Barangaroo

Permissibly of Proposal

Permissible with consent

Describe the permissibility of all proposed uses under relevant environmental planning instruments

The proposed early works are permissible. No uses are proposed as part of this SSD development application.

Biodiversity Assessment Waiver

Would you like to request that the requirement for a biodiversity development assessment report be waived?

Yes

Attachments

File Name	Appendix D_BDAR Waiver
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Statutory Context 2

Legislation and EPIs

List any relevant legislation and environmental planning instruments that apply to the project.

Refer to attached Scoping Report.

List any relevant planning agreements or existing approvals that apply to the project (e.g. concept plan approvals, staged DA consents).

MP06_0162 - Barangaroo Concept Plan

Would the project vary any development standard?

No

Designated development

Would the project be designated development (but for Section 4.10(2) of the EP&A Act) under Schedule 3 of the [Environmental Planning and Assessment Regulation 2000](#) or any other environmental planning instrument?

No

If the project is in a location or includes a use that corresponds with a designated development provision, provide an explanation of why the project is not designated development.

Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the EP&A Act, require any of the following:

A permit under Section [201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?*

No

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the EP&A Act in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Section 15](#) of the [Coal Mine Subsidence Compensation Act 1961](#)?*

No

A mining lease under the [Mining Act 1992](#)?*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?*

No

A licence under the [Pipelines Act 1967](#)?*

No

Attachments

File Name	Appendix B_Preliminary Architectural Plans
File Name	Scoping Report
File Name	Appendix D_BDAR Waiver Request
File Name	Appendix C_Cost Estimate
File Name	Appendix A_Scoping Summary Table