

Barangaroo Harbour Park

State Significant Development Scoping Report



September 2022
FINAL

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1. Introduction

1.1 Overview

This Scoping Report has been prepared by SJB Planning (SJB) on behalf of Infrastructure NSW ('the applicant'). The purpose of the Scoping Report is to request Project Specific Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for a State Significant Development Application (SSDA) for a new waterfront park, ('Harbour Park') located at Central Barangaroo.

This report has been prepared in accordance with the *State Significant Development Guidelines – Preparing a Scoping Report* by the Department of Planning and Environment (DPE) and provides the following:

- An overview of the site and context;
- An overview of the strategic context of the project;
- An overview of the proposed project;
- An overview of the statutory context of the project;
- An overview of the previous and planned engagement for the project;
- An overview of the environmental impacts requiring further assessment in the EIS.

This section of the report identifies the applicant for the project and describes the site and proposed development. It outlines the site history and feasible alternatives explored in the development of the proposed concept, including key strategies to avoid or minimise potential impacts.

1.2 Proponent Details

The applicant for the proposed development is Infrastructure NSW. Details are outlined in the following table:

Name	Infrastructure NSW
Address	Level 27, 201 Kent Street, Sydney NSW 2000
Postal Address	PO Box R220, Royal Exchange NSW 1225
ABN	85 031 302 516
Nominated Contact	Nicole Robinson, Senior Manager, Planning & Design

Table 1: Proponent details

1.3 Project Summary

The proposed SSDA will seek approval for a new waterfront park within the Central Barangaroo precinct, to be known as Harbour Park.

1.3.1 Statement of Objectives

Infrastructure NSW's objective is to create a new public open space designed to celebrate the significant history of Barangaroo and prioritise public access, amenity and use of the city's scenic foreshore. Harbour Park will be an iconic open space and provide a place for gathering and recreation, both passive and active, in the Barangaroo Precinct. Located along the foreshore, the proposed park will frame the western boundary of the Precinct and contribute to the network of green open spaces around Sydney Harbour.

Harbour Park will be designed to:

- Honour the site’s significant history and continuing importance in Sydney by integrating the narratives of the past, present and future;
- Create a space that can accommodate a range of activities and events;
- Enhance the visitor experience by creating a welcoming, safe, and accessible environment at all times of the year;
- Be a timeless park that responds to the needs of the community now and into the future;
- Connect with the emerging identity of Barangaroo, the character of the adjacent neighbourhoods, and the quality of the public domain across the precinct; and
- Establish ecological systems that advance environmental principles and carbon neutrality, biodiversity, and resilience.

1.3.2 Site Overview

The proposal will be located along the western edge of the Central Barangaroo Precinct adjacent to the foreshore and adjoining Nawi Cove to the north. The site information relevant to the project is provided in the following table.

Address	Hickson Road, Barangaroo
Legal Description	Part Lot 52 DP 1213772
Site Area	Harbour Park, Central Barangaroo – 1.85 hectares (approximately)

Table 2: Site overview

A map of the site and locality is provided in Figure 1.



Figure 1: Site location and surrounds

1.4 Project Background and Relevant Planning History

1.4.1 Barangaroo Act 2009 No. 2

The role and functions of Infrastructure NSW are administered under the *Barangaroo Act 2009* (the Act). The project aligns with objectives of the Act and principal functions of Infrastructure NSW as defined by the Act as shown below.

3 Objects of Act

The objects of this Act are as follows:

- (a) to encourage the development of Barangaroo as an active, vibrant and sustainable community and as a location for national and global business,*
- (b) to create a high quality commercial and mixed use precinct connected to and supporting the economic development of Sydney,*
- (c) to facilitate the establishment of Barangaroo Reserve and public domain land,*
- (d) to promote the orderly and sustainable development of Barangaroo balancing social, economic and environmental outcomes,*
- (e) to create in Barangaroo an opportunity for design excellence outcomes in architecture and public domain design.*

14 Principal functions of Infrastructure NSW under this Act

(1) Infrastructure NSW has the following functions under this Act:

.....,

- (b) to promote, procure, organise, manage, undertake, secure, provide and conduct cultural, educational, residential, commercial, transport, tourist and recreational activities and facilities at Barangaroo,*

(c) to develop and manage the Barangaroo Reserve and public domain so as to encourage its use by the public and to regulate the use of those areas

—,

(g) to undertake the delivery of infrastructure associated with Barangaroo or that relates to the principal functions under this Act of Infrastructure NSW

1.4.2 Approved Barangaroo Concept Plan MP06_0162

The development of Barangaroo is guided by Concept Plan No. MP06_0162 (as modified) (the Concept Plan). The Concept Plan for Barangaroo was approved in February 2007 by the then Minister for Planning under Part 3A of the *NSW Environmental Planning and Assessment Act 1979* (EP&A Act 1979).

The Concept Plan approval granted consent for the renewal of a 22ha precinct (formerly known as East Darling Harbour) as a new harbour precinct of Sydney, providing an extension to the Sydney CBD and the delivery of around 11 hectares of open space and public domain, including a new public headland park and 2.2km public foreshore promenade.

The Concept Plan has been subject to a number of modifications, with the most recent being Modification 11 approved on 22 October 2020. Modification 9 (MOD 9) was submitted to the Department of Planning and Environment (DPE) in early 2022 and completed public exhibition on 8 August 2022.

The Barangaroo Concept Plan (as modified) is described as follows:

- (1) A mixed use development involving a maximum of 602,354 sqm gross floor area (GFA), comprised of:*
 - (a) a maximum of 191,031 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 34,000sqm 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 12,000sqm GFA for community uses.
- (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 MOD 9 amendment to MP06_0162.

The proposed Harbour Park supports the commitments and obligations applying under the Concept Plan to provide 11 hectares of new public open space and public domain. Accordingly, the application is capable of satisfying the requirement for consistency with the approved Concept Plan in accordance with s4.24(2) of the EP&A Act 1979.

1.4.3 Modification 9 to MP06_0162

Modification 9 to MP06_0162 (Mod 9) seeks amendments to the approved Barangaroo Concept Plan (MP06_0162) as it relates to Central Barangaroo. It is noted that the proposed Harbour Park SSDA will be submitted under the current Concept Plan and does not form part of Mod 9, nor is it reliant on the determination of Mod 9 to proceed.

1.4.4 State Significant Development Application- Central Barangaroo Early Works SSD-39587022

The proposed SSDA will seek approval for early works associated with the future mixed-use development within Central Barangaroo (refer MP06_0162). Specifically, the objective of the proposal is to undertake works associated with the construction of the Hickson Road secant pile retention wall, and includes:

- Demolition of a length of an existing shoring wall capping beam along Hickson Road;
- Construction of a new secant pile retention wall and associated rock anchors;
- Excavation of land related to the secant pile retention wall and associated rock anchors;
- Localised remediation related to the secant pile retention wall and associated rock anchors;
- Associated Archaeological Investigations in the area of excavation and works; and
- Sydney Metro / Hickson Road interfaces – perimeter retention wall interface works and rock anchors, and Hickson Road public domain interface works.

1.4.5 State Significant Infrastructure - Sydney Metro - Chatswood to Sydenham SSI-7400

On 9 January 2017, the Minister granted approval to SSI – 7400 for:

“Construction and operation of a metro rail line, approximately 16.5 kilometres long (of which approximately 15.5 kilometres is located in underground rail tunnels) between Chatswood and Sydenham, including the construction of a tunnel under Sydney Harbour, links with the existing rail network, seven metro stations, and associated ancillary infrastructure.”

The Barangaroo Metro station includes works crossing through the site.

1.4.6 EPA - Notice to amend Declaration of Significantly Contaminated Land and Management - Order Notice Number 20204418

On 18 June 2020, the EPA is satisfied that it no longer has reason to believe that contamination of the land by the former Millers Point gasworks site is significant enough to warrant regulation under the *Contaminated Land Management Act 1997 (CLM Act)*.

2. Strategic Context

2.1 Strategic Justification

The proposed works will provide an area of public open space located on the scenic foreshore of Sydney Harbour. The project is a key component of NSW's commitment to delivering 50% of the Barangaroo Precinct as world-class public open space. Harbour Park will provide the amenities required to accommodate the gathering of people and facilitate a range of recreational activities, both passive and active, and events to enhance and expand visitor experiences.

The project aligns with key strategic plans and policies. The following strategic planning documents are relevant to the proposal and will be addressed in the EIS. Further details of the project's strategic justification will be provided in the EIS:

- NSW Premier's Priorities, NSW Government;
- Greater Sydney Region Plan (A Metropolis of Three Cities), Greater Sydney Commission;
- Our Greater Sydney 2056: Eastern City District Plan, Greater Sydney Commission;
- Sustainable Sydney 2030-2050, City of Sydney; and
- State Infrastructure Strategy 2022-2042, Infrastructure NSW

2.2 Description of Site Surrounds

The site, known as Harbour Park, is located within the Barangaroo Precinct, between Hickson Road and the harbour, and is legally defined as Lot 52 in DP 1213772. Barangaroo is a 22 hectare precinct located on the north-western edge of the Sydney CBD and within the City of Sydney Local Government Area (LGA).

Barangaroo is bound by Sydney Harbour to the north and west, the historic precincts of Millers Point, The Rocks and Sydney Harbour Bridge to the east and the Darling Harbour/King Street Wharf precincts to the south. It is divided into three (3) distinct precincts:

- Barangaroo Reserve, a 6 hectare headland park located on Sydney's foreshore to the north,
- Central Barangaroo, part of which is the subject of the Mod 9 proposal to create a mixed use precinct accommodating new public domain, cultural, retail, commercial and residential uses. This precinct includes Harbour Park and will be supported by the new Barangaroo Metro Station, currently under construction; and
- Barangaroo South a commercial, residential, hotel and retail hub that is nearing completion.

The Central Barangaroo site comprises approx. 5.2 hectares of land within the Barangaroo Precinct and sits between Barangaroo South and Barangaroo Reserve. The proposed Harbour Park site comprises approximately 1.85 hectares of land and sits within the western half of the Central Barangaroo Precinct.

The location of the site in the surrounding context is shown in Figures 2 and 3.



Figure 2: Harbour Park (in blue) locational context (Source: Infrastructure NSW)



Figure 3: Harbour Park (in blue) site location (the boundary of Central Barangaroo is shown in yellow) (Source: Infrastructure NSW)

The key features of the site which have the potential to impact or be impacted by the proposed development are summarised as follows.

2.2.1 Existing Development

The site is currently undeveloped and is used as a temporary vehicle storage and construction site compound associated with the construction of the Barangaroo Metro and development at Barangaroo South. It accommodates large concrete/asphalt hardstand areas which are occupied by temporary structures, for site preparation works, machinery, materials, and vehicle parking for site workers.

In the near term and until such time as approval for construction is obtained, the Harbour Park site will accommodate a programme of temporary events and activations for the enjoyment of the public.

2.2.2 Surrounding Locality

North: Barangaroo Reserve is located to the north of the site, providing 6ha of open space adjacent to Sydney Harbour. Construction of Barangaroo Reserve commenced in May 2012 and was completed in August 2015. The Cutaway events space and a public car park are located beneath the reserve.

East: To the immediate east of the site lies Central Barangaroo and the Barangaroo Metro Station, currently being constructed beneath Hickson Road. Further east of Hickson Road lies Millers Point which accommodates many of Sydney's heritage listed buildings related to the area's maritime history, including small workers cottages, grand Edwardian terraces, stately homes and apartment blocks. Further east is Observatory Hill, a State significant heritage item.

South: To the south lies Barangaroo South a mixed residential, retail and commercial use precinct, which includes the recently completed Crown Integrated Hotel and Resort immediately to the south of the site.

West: To the west of the site is the waters of Darling Harbour, and beyond this Pyrmont and Balmain East.



Figure 4: Photographs of the site (Source: Infrastructure NSW)

2.2.3 Topography

The site comprises concrete / asphalt hardstand areas associated with the existing construction compound. Existing ground levels within the site are estimated to be between 2.2m to 2.8m Australian Height Datum (AHD).

To the west of the site, the Wulugul Walk foreshore area has been constructed with ground levels around 3.2m to 3.4m AHD.

2.2.4 Stormwater and Flooding

There are two external stormwater catchment areas to the west of the site, the High Street catchment which flows down onto Hickson Road and the Hickson Road catchment. The existing stormwater infrastructure servicing the site includes a series of pipe networks that discharges stormwater from the High Street area, Hickson Road, and Central Barangaroo through Central Barangaroo directly into Sydney Harbour. The High Street and Hickson Road stormwater will be diverted to flow north along Hickson Road through underground pipes which discharge into the harbour – this work is currently being constructed by Sydney Metro under the Sydney Metro City and Southwest SSI.

Harbour Park stormwater runoff will be discharged directly towards the harbour in a westerly direction following appropriate treatment as required and is therefore not reliant on the Hickson Road drainage systems.

Flooding and stormwater management will be further assessed in the EIS.

2.2.5 Contamination and Acid Sulfate Soils

Previous historic investigations undertaken as part of the approved Barangaroo Concept Plan have identified potential acid sulfate soils (ASS) in soil samples for the broader Central Barangaroo Precinct.

The site is located within the EPA Declared Remediation Area (Declaration No. 21122) due to groundwater contamination generated by the former Millers Point gasworks site. Remediation works within the Declaration Area were completed as part of the Barangaroo South development works. On 18 June 2020, the Environment Protection Authority issued notice No. 20204418 confirming that Declaration No. 21122 is no longer in force and that the EPA was satisfied that the land was no longer contaminated.

Further detailed assessment of known and potential contamination risks and required remediation associated with the proposed Harbour Park, including potential for Acid Sulfate Soils, will be provided with the EIS to demonstrate that the relevant requirements of State Environmental Planning Policy (Resilience and Hazards) 2021 can be satisfied.

2.2.6 Vegetation

The site accommodates large hardstand areas associated with its historical use and is currently used as a construction site and is devoid of all vegetation. Accordingly, a Biodiversity Development Assessment Report (BDAR) Waiver request will be sought prior to the lodgement of the EIS.

2.2.7 Heritage

The site is not listed as a heritage item. The following heritage items and heritage conservation areas have been identified within the broader Barangaroo precinct surrounding areas:

- Dalgety Bond Store State heritage item
- Munn's Spillway heritage item
- SPS 14 – Sewage Pumping Station No. 14 (formerly listed on Sydney Water 170 Register relocated to Barangaroo Reserve)
- The Sydney Ports Harbour Control Tower (formerly listed on Sydney Ports 170 Register, since demolished)
- Millers Point and Dawes Point Village Precinct – State Heritage Register (Listing No. 01682)
- Millers Point Heritage Conservation Area (HCA) – State Heritage Register (Listing No. 00884) and Schedule 5 of the Sydney LEP 2012 (CA35)
- Walsh Bay Wharves Precinct – State Heritage Register (Listing No. 00559)

Potential impacts of the proposal on the above heritage items and conservation areas will be further assessed with the EIS.

2.2.8 Aboriginal and Archaeological Heritage

Extensive heritage documentation assessing the potential for historical archaeology and Aboriginal archaeology in the Barangaroo precinct has been prepared as part of the approved Barangaroo Concept Plan assessment and subsequent applications, including for Barangaroo Reserve and Barangaroo South. The proposal will also be informed by the Barangaroo sitewide Heritage Interpretation Plan which defines how the natural and cultural heritage values of the site are communicated and interpreted throughout the precinct.

A search of the Aboriginal Heritage Information Management Systems (AHIMS) database and State Heritage Inventory, was conducted on 2 September 2022 and there are no previously identified Aboriginal sites or places. Notwithstanding an Aboriginal Cultural Heritage Assessment report (ACHAR) and Historical Archaeological Assessment will be submitted with the EIS.

The proposal will be informed by a Connecting with Country framework, to ensure the design approach and manifestation responds to the Aboriginal cultural connections to Country that exist specifically to the site and more broadly to this place in Sydney. Details of the project's Connecting with Country response will be provided in the EIS.

2.2.9 Access

The site is highly accessible via various modes of public transport infrastructure, including:

- Rail related infrastructure including Wynyard Station (via Wynyard Walk);
- Barangaroo Metro Station (currently under construction to the immediate east and north of the proposed works location);
- Light rail services in the Sydney CBD;
- Barangaroo Ferry Hub, which connects Central Barangaroo to Circular Quay and other stops along the Parramatta River route;
- Bus services, which run along the adjacent Hickson Road and are also accessible via Wynyard Walk; and
- Various pedestrian and cycle routes are provided in the surrounds via existing road and pathway infrastructure, including Hickson Road and Wulugul Walk, a 2.2km foreshore promenade which adjoins the eastern boundary of the site and connects the precinct with the broader Sydney foreshore.

There is currently no direct vehicle access to the site other than temporary access for the existing construction compound. Central Barangaroo is bounded by Hickson Road to the east and Barton Street temporary road to the south. Under the Modification 9 application, Barangaroo Avenue is proposed to be extended north into the Central Barangaroo Precinct and to provide a pedestrian environment through the removal of uncontrolled traffic. The extended Barangaroo Avenue will be connected to Hickson Road via Barton Street and would form the eastern boundary of Hickson Park.

2.2.10 Easements and Covenants

The site is affected by the following easements and restrictions:

- An easement for light and air adjacent to part of the southern boundary; and
- Lease to Ausgrid of substation premises no. S6062 along with right of carriageway and easement for electricity and other purposes, adjacent to the eastern boundary.

A more detailed description of easements and restrictions affecting the site will be provided as part of the EIS.

2.2.11 Services

The site is currently serviced by existing utility services including, potable water, recycled water for irrigation, LV electrical lighting and CCTV cameras. These services may need to be augmented to accommodate the needs of the proposed Harbour Park subject to the design and assessment. New services may be required depending on the final design of the proposed Harbour Park.

3. Project Description

3.1 Design Excellence Process

3.1.1 Commitment to Design Excellence

Design Excellence refers to the highest standard of architectural, urban and landscape design as well as a structured process that supports the achievement of high quality design. Design excellence is a long standing and overriding principle for the design and development of Barangaroo and its achievement is the result of significant commitment, led by an outstanding team of design specialists. Infrastructure NSW is committed to design excellence throughout the design, planning approval and delivery processes, as reflected in the exceptional buildings, landscape and public spaces being delivered across the 22-hectare site at Barangaroo.

To ensure all parties involved in Barangaroo are committed to the pursuit of design excellence, a Design Excellence Advisory Panel (DEAP) was established. This Panel guides all design decisions and arose from the independent Sussex Penn Review in 2011, which outlined key design principles to guide the creation of Barangaroo's development.

The DEAP includes independent design advisers identified as some of Australia's and the world's leading exponents of master planning, urban design, architecture and landscape architecture. Current members include Bob Nation AM, Keith Cottier of Allen Jack + Cottier Architects, Karl Fender of Fender Katsalidis Architects, Oi Choong of Context, Kim Crestani of Order Architects, Isabelle Toland of Aileen Sage Architects and Richard Nugent of Conybeare Morrison (CM+).

In addition to the DEAP's role in providing independent expert advice and guidance on the design of Harbour Park, two DEAP members, Oi Choong and Richard Nugent, have been appointed as dedicated Design Advisors for the Harbour Park.

Infrastructure NSW is committed to design excellence for the development of Harbour Park and will seek design excellence through an intelligent, sensitive and highly functional design.

The design excellence process is briefly outlined below.

3.1.2 Design Competition

It is noted that under the State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021 (Precinct SEPP) there is no statutory requirement to run a competitive process for the design of Harbour Park (refer Statutory Context for further details). Notwithstanding, given the importance of Harbour Park and its position on Sydney's Harbour, INSW considers a design competition to be the best method for procuring a design and design team that can deliver on INSW's vision, objectives, goals and design excellence requirements. Infrastructure NSW is therefore electing to run an open two-stage design competition to procure a world-class design team and concept design. The Design Competition would be held over two stages:

- **Stage 1** - Open Expression of Interest (EOI) - Entrants will be asked to provide evidence of their experience and capability in designing a project of this significance and scale, along with a statement outlining their design approach, which will be assessed by an expert Jury.
- **Stage 2** - Invited Design Competition - Five to eight shortlisted Entrants from Stage 1 will be invited to prepare a concept design, form a consultant team and submit a fee proposal for the scope of works. Entrants in this stage will be paid a fee for participating in the Design Competition, the fee amount will be determined once the Stage 2 deliverables have been clearly defined. Designs will be assessed by the same Jury as Stage 1 with a focus on the design proposal, the way the concept responds to the design brief and its various requirements. It will also review budget and program.

This two-stage approach has been endorsed by the Barangaroo DEAP as the most appropriate procurement process for the Harbour Park to ensure the project achieves world class design excellence.

Consideration has also been given to the NSW Government Architect's draft 2018 Design Excellence Competition Guidelines in the formulation of competition protocols and process. Early engagement with the NSW Government Architect has also been undertaken on the competition process and initial design brief.

3.1.3 Design Development and Delivery

The successful design team will be engaged by INSW to develop their concept design through to a level of detailed design suitable for producing the SSDA for the Harbour Park as well as for procuring a delivery contractor.

To ensure the project maintains design excellence and delivers on the winning competition design throughout the delivery phase, a design integrity process will be implemented. This is anticipated to establish the continued involvement of the successful design team through to project completion and include reviews with the DEAP at regular intervals and key stages of the project (e.g. pre DA lodgement and mid Design Development) to ensure the original competition concepts can continue to be realised.

3.1.4 Harbour Park Objectives and Design Goals

A detailed Design Brief will be prepared by INSW for the design competition. INSW has produced an initial brief with input from the DEAP and Skidmore Owings, and Merrill (SOM), which will then be refined through an extensive and robust consultation process with key stakeholders and the public. As detailed in Section 5.1, INSW has held numerous sessions with stakeholders and public consultation (via a digital platform) has captured over 600 responses since its launch on 7 August 2022. Stakeholder feedback on the initial design brief and competition process has also been very positive to date. An initial, high level brief will be used for the Stage 1 EOI, and the final Design Brief will be used as the core component of the Stage 2 Invited Design Competition.

A key component of the Design Brief will be the objectives and design goals developed in partnership with the Design Advisors and SOM (the authors of the Central Barangaroo Masterplan). The objectives and goals, which are listed below, reflect key aspirations for the park while allowing designers creative freedom to propose how these could be achieved.

Objectives:

- Achieve world class Design Excellence;
- Honour the Aboriginal connection and history of the site by demonstrating and applying a connecting with Country framework;
- Deliver the permanent use of the Harbour Park as soon as possible;
- Seek out opportunities to maximise public space that is flexible and equitable;
- Support the Barangaroo Place Activation Framework Objectives (2015); and
- Integrate Harbour Park into the constellation of public open spaces that define Sydney and its harbour.

Design Goals:

1. Enduring

Create a timeless design that reinforces Harbour Park as a vibrant forecourt to the great open space of Sydney Harbour and its waterfront parklands at Barangaroo.

2. Sense of Place

Honour the Aboriginal connection and history of the site by demonstrating and applying a connecting with Country framework.

3. Flexible

Provide flexible and adaptable spaces that allow a range of activities across daily, seasonal and special rhythms throughout the park.

4. Experience

Provide a welcoming, safe, comfortable and inclusive experience that is enhanced by public art and anchored with an active programme of uses throughout the year.

5. Connectivity with surroundings

Respond to the emerging identity of Barangaroo and the character of adjacent neighbourhoods, mediate changes in topography, and continue the quality of the existing public domain across the precinct.

6. Movement

Extend a web of connectivity through the park to the city and continuous foreshore walk, mark civic gateways and build on the existing structure of Barangaroo.

7. Urban Interface

Reinforce the identity of the park as a public place with legible transitions and appropriate interfaces with the adjacent developments.

8. Sustainability

Incorporate state of the art practices that advance environmental principles around biodiversity, carbon neutrality, and resiliency.

These objectives and design goals will be refined through the ongoing consultation process in the Communication and Engagement section below.

3.2 Overview of Proposed Development

The proposed project involves site preparation works and construction of a new public open space located at the foreshore of the Central Barangaroo Precinct, known as Harbour Park.

As outlined in 3.1, the design of the park will be informed by a rigorous design excellence process.

The scope of works broadly includes public domain works to complement the local, domestic and international profile of Barangaroo, subject to the outcomes of the open two-stage design competition. The overall scope can be broken down generally into the primary areas listed below.

3.2.1 Site Preparation works

The site preparation works will involve:

- Demolition and removal of existing hardstand areas; and
- Excavation and any remediations works as identified in the contamination investigations to be provided with the EIS.

3.2.2 Tree and vegetation planting

Generous tree planting and soft landscaping is anticipated to be provided on site.

3.2.3 Landscape Works

Hardscape and softscape landscaping works.

3.2.4 Amenities

At a minimum, the park will accommodate amenities such as toilets and drinking fountains. Other potential structures such as pavilions and water features will be identified through the design process.

3.2.5 Recreation spaces and facilities

A range of passive and recreational facilities will be accommodated within the park for residents, workers and visitors to the area.

3.2.6 Pedestrian Access

The proposal will prioritise pedestrian and bicycle access and direct vehicular access to the park will be limited to service vehicles for any scheduled recreation activities, public events and maintenance.

3.2.7 Integrated Art

The proposal will incorporate public art as endorsed by the Barangaroo Arts and Culture Panel.

3.2.8 Future Uses

Future uses within park, such as community or retail (food and beverage), that support the proposed recreational use, will be the subject of future development applications.

3.3 Project Alternatives

Under the provisions of Environmental Planning and Assessment Regulation 2021 (EP&A Regulation), and in accordance with the *State Significant Development Guide* prepared by the Department of Planning, Infrastructure and Environment (DPIE), there is a requirement to analyse any feasible alternatives for SSDAs.

Table 3 outlines three (3) project alternatives: Do Nothing, Alternative Design and Proposed Design.

Objectives	Comment
<i>Do Nothing</i>	The Do Nothing alternative would prevent the extension of Sydney's most iconic foreshore area and remove opportunity for the creation of high quality public domain. This approach would result in the site being maintained in its current form as a concrete apron and remnant construction and storage site and is inconsistent with the Concept Plan, notably the commitment to 50% public open space. This alternative would also prevent access and remove all opportunity for the community to use and enjoy new open space and public domain areas in a prominent, waterfront location of the Sydney CBD.
<i>Alternative Design</i>	As the site is zoned RE1 (Recreation) and designated as public open space, a park is the only feasible outcome.
<i>Proposed Design</i>	As outlined above, the design of the park will be confirmed through the two-stage Design Competition where a Jury will evaluate each submission and provide a recommendation to INSW. The delivery of an expansive public park will optimise the provision of public benefit at Barangaroo and for Sydney, and will fulfill the 50% public open space commitment. Overall, a new park will support and increase the enhancement of public domain within and around the Barangaroo precinct, and enhance the public experience of the precinct with a large public open space that can accommodate a wide range of uses and events all year round.

Table 3: Project alternatives

4. Statutory Context

An overview of the relevant statutory framework is provided in Table 4.

The relevant legislation and statutory planning policies that apply to the proposed development are as follows:

- Barangaroo Act 2009
- Environmental Planning and Assessment Act 1979
- State Environmental Planning Policy (Planning Systems) 2021
- State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- National Parks and Wildlife Act 1977
- Biodiversity Conservation Act 2016
- Water Management Act 2000
- Protection of the Environment Operations Act 1997

Objectives	Comment
	<i>Environmental Planning and Assessment Act 1979</i> The <i>EP&A Act 1979</i> establishes the assessment framework for SSD. Section 4.12(8) requires that Development Applications for SSD be accompanied by an EIS. Matters relevant to the preparation of an EIS (including the application for SEARs) are set out under the Regulation.
Power to grant consent	Pursuant to Section 4.5(a) the Minister for Planning and Homes is the consent authority for SSD, or the Minister's Delegate. <i>State Environmental Planning Policy (Planning Systems) 2021</i> The proposed development has a capital investment value of more than \$10 million and is located within the Barangaroo precinct, and accordingly is State Significant Development pursuant to clause 3 of Schedule 2 of the Planning Systems SEPP.
	<i>State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021</i> The Eastern Harbour Precincts SEPP (Precincts SEPP) is the principal environmental planning instrument applying to the site. The site is located in Central Barangaroo and is zoned RE1 Public Recreation under the Precincts SEPP.
Permissibility	The proposal is associated within the ongoing development of Barangaroo, as approved under the Concept Plan MP06_0162. The proposed Harbour Park would broadly be categorised as the following uses, which are permissible in the RE1 zone with consent: — Recreation areas; and — Recreation facilities (outdoor). Further discussion of the permissibility of the proposal will be outlined in the EIS.

Biodiversity Conservation Act 2016

Pursuant to 7.9(2) of the *Biodiversity Conservation Act 2016 (BC Act)*, an SSDA is required to be accompanied by a biodiversity development assessment report (BDAR). However, a BDAR waiver may be granted should it be determined by DPE and the DPE Biodiversity Conservation Division that the proposed development is not likely to have any significant impact on biodiversity values. As the site consists of a continuous hardstand area and does not contain any vegetation a BDAR Waiver request will be sought prior to the lodgement of the EIS.

Protection of the Environment and Operation Act 1997 (POEO Act)

The POEO Act enforces licences and approvals formerly required under separate Acts relating to air, water and noise pollution, and waste management with a single integrated licence. The general provisions of the POEO Act in relation to the control of pollution of the environment will apply throughout the development, as relevant.

During the construction phase of the project, appropriate management measures would be required in relation to the control of noise, dust, erosion and sedimentation, and stormwater discharge to ensure that the pollution control provisions of the *POEO Act* are satisfied.

Approvals not applicable:
Heritage Act

The site is not listed an identified heritage item. An approval under Part 4, or an excavation permit under section 139, of the *Heritage Act 1977* is not required.

Rural Fires Act 1997

The site is not identified as bushfire prone land. No approval required under the *Rural Fires Act 1977*.

National Parks and Wildlife Act 1974

Pursuant to Section 4.41 of the *EP&A Act 1979*, SSD is exempt from the need for a section 90 Aboriginal Heritage impact permit (AHIP) for the removal of items of Aboriginal heritage.

Other approvals

Following a review of previous investigations undertaken on site in 2012 and 2014, as well as a search of the Aboriginal Heritage Information Management Systems (AHIMS) database and State Heritage Register, there are no previously identified Aboriginal sites or places. Notwithstanding an Aboriginal Cultural Heritage Assessment report (ACHAR) and Historical Archaeological Assessment will be submitted with the EIS.

The proposal will be informed by the sitewide Heritage Interpretation Plan and a Connecting with Country framework, to ensure the design approach and manifestation responds to the Aboriginal cultural connections to Country. Details of the projects Connecting with Country response will be provided in the EIS.

Water Management Act 2000

The proposal does not involve the extraction of water from a creek or waterway and as such does not require a license under the *Water Management Act 2000*.

Under section 4.41(1)(g) of the *EP&A Act*, approvals under sections 89, 90 or 91 of the *Water Management Act 2000* are not required for SSD.

State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP)

Pre-Conditions prior to granting consent

The Resilience and Hazards SEPP requires the consent authority to consider whether the subject land of any development application is contaminated and whether it can be suitable for the intended use. The site is located within the EPA Declared Remediation Area (Declaration No. 21122) due to groundwater contamination generated by the former

Millers Point gasworks site. Remediation works within the Declaration Area were completed as part of the Barangaroo South development works. On 18 June 2020, the Environment Protection Authority issued notice No. 20204418 confirming that Declaration No. 21122 is no longer in force and that the EPA was satisfied that the land was no longer contaminated.

Further site contamination investigations will be undertaken and provided with the EIS to satisfy the requirements of the Resilience and Hazards SEPP.

Environmental planning instruments

Key environmental planning instruments applying to the site and proposed development requiring consideration are identified below.

State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021 (Eastern Harbour Precincts SEPP)

The Eastern Harbour Precincts SEPP is the principal planning instrument applying to the site. The EIS will address the provisions of the SEPP relating to permissibility, development standards, heritage and design excellence.

The Precincts SEPP also includes provisions for when a design competition is required. Under Appendix 5 Part 3 subclause 19(3) a design competition is only required in circumstances where:

- (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 of greater than 1,500 square metres.

As previously noted under Design Competition, this statutory requirement does not apply to the Harbour Park.

State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP)

Refer to discussion above.

Mandatory matters for consideration

State Environmental Planning Policy (Biodiversity and Conservation) 2021 (Biodiversity and Conservation SEPP)

The Biodiversity and Conservation SEPP provides a planning framework to manage and improve environmental outcomes for Sydney Harbour and its tributaries.

The site is located within the Sydney Harbour Catchment area and the Foreshores and Waterways area as identified in the State Environmental Planning Policy (Biodiversity and Conservation) 2021 (Biodiversity and Conservation SEPP). This requires consideration of the provisions of Chapter 10 - Sydney Harbour Catchment with regards to the maintenance, protection and enhancement of views, biodiversity, public access and relationship with the waterway and foreshore uses. The consistency of the proposal with these provisions will be detailed in the EIS. It is noted that due to the nature of the proposal which involves the introduction of a large new public open space area, the proposal will not have adverse impacts on the use of the foreshore and waterway zone. Further, the proposal will deliver a new public open space area including new pedestrian walkways and cycle routes thereby improving access to the foreshore.

State Environmental Planning Policy (Transport and Infrastructure) 2021 (Transport and Infrastructure SEPP)

The Transport and Infrastructure SEPP provides that the consent authority is to have regard to the following matters of consideration, where relevant:

- Excavation in, above, below or adjacent to rail corridors (clause 2.98 of Division 15)
- Impact of rail noise or vibration on non-rail development (clause 2.100 Division 15)
- Development near proposed Metro stations (clause 2.103 of Division 15)

-
- Impact of road noise or vibration on non-road development (clause 2.119 of Divisions 17)
 - Development likely to affect an electricity transmission or distribution network (clause 2.47 and clause 2.48 of Division 5)

The applicable provisions will be addressed in the EIS, which subject to confirmation, will primarily relate to Division 15 Railways.

The impacts of the developments

The impacts of the development as outlined in Section 6 will be addressed in the EIS.

Relevant Approvals

Pursuant to Section 4.24(2) of the *EP&A Act 1979* the determination of any further development application in respect of the site cannot be inconsistent with the Concept Approval. This application seeks consent for the construction of a new public open space known as Harbour Park to support the commitments and obligations applying under the Concept Approval for the provision of 11 hectares of new public open space and public domain.

The EIS will outline the consistency of the proposed works with the Concept Approval.

Table 4: Statutory Planning Framework

5. Communication and Engagement

5.1 Engagement Undertaken to Date

Infrastructure NSW has undertaken engagement with the following organisations to date:

- Place Management NSW (PMNSW)
- Government Architect NSW
- City of Sydney
- Minister for Cities, Infrastructure and Active Transport
- Barangaroo Design Excellence Advisory Panel
- Barangaroo Arts & Culture Panel
- Metropolitan Local Aboriginal Land Council
- Department of Planning & Environment (Key Sites Assessments and Open Space Team)
- Sydney Metro
- Adjacent developers, including Aqualand, Lendlease, Scentre Group and Crown Resort Sydney
- Greater Cities Commission
- Australian Institute of Landscape Architect

The scope of these consultation sessions has been on the initial design brief and design competition process, with a very positive response from all stakeholders to date. Feedback obtained during these sessions has been clearly documented and will be thoroughly considered as part of finalising the design competition brief and process.

In addition, on 7 August INSW launched a digital consultation and engagement tool. This is accessible via an onsite pop-up container in Barangaroo precinct and available online. It allows the community to select park design features and activities that are important to them for the future Harbour Park. Since the launch, INSW have received approx. 600 responses which will help contribute valuable information for the future Harbour Park.

Infrastructure NSW has engaged a First Nations consultant, Alison Page, for the Barangaroo Precinct who will ensure the project is developed in consultation with the Indigenous community and achieve a design respectful of Country. Wider Indigenous consultation will also occur throughout the design and delivery of the Harbour Park.

5.2 Community Engagement and Stakeholder Consultation

Further engagement will be undertaken as part of the project, which will be in accordance with the *Undertaking Engagement Guidelines for State Significant Projects (2021)*.

The following potential matters of interest for residents and surrounding communities have been identified:

- Impacts arising from construction including noise, dust, vibration and air quality
- Timing and duration of works
- Cumulative impacts of other construction activities across the wider Barangaroo precinct
- The design, type and function of recreation area and facilities to be incorporated into the park
- Accessibility to and within the park.

It is anticipated the following stakeholders will be engaged at various stages throughout the process:

- City of Sydney Council
- NSW Government Architect
- Place Management NSW (Future operational owner of Harbour Park)
- The Minister for Cities, Infrastructure and Active Transport
- NSW Department of Planning & Environment
- Minister for Planning and Homes

- Metropolitan Local Aboriginal Land Council
- La Perouse Local Aboriginal Land Council
- Barangaroo Development Partners (Crown, Lendlease, Aqualand, and Scentre Group)
- Sydney Metro
- Destination New South Wales
- Art industry stakeholders
- Architecture and urban design community
- Australian Institute of Landscape Architects
- Surrounding residents, including Millers Point and Walsh Bay

Table 5 provides an overview of the communication and engagement strategy for each project phase.

Phase	Objective	Audience	Approach	Anticipated Timeline
Project Initiation	Bring Awareness of the upcoming Design Competition	Landscape architecture and urban design	— Targeted communications to industry media	September 22
Concept design phase	Seek community input into the priorities of the park to inform the Design Brief	Community	— Launch a digital engagement campaign to seek community views on the priorities of the park	August – September 22
	Continue to raise awareness of future Harbour Park	Community	— In-precinct comms – hoarding, signage and decals — Digital comms campaign – website, socials, EDM	September – December 22
	Generate support for the competition approach	Key Stakeholders	— Targeted meetings and briefings	July – September 22
	Bring Awareness of the upcoming Design Competition	Landscape architecture and urban design	— Targeted communications to industry media	September – October 22
Design Competition phase	Promote participation in the Design Competition	Landscape architecture and urban design	— Utilise a bespoke media and communication strategy to launch the Design Competition and garner interest to participate, including media release, paid advertising.	November 22 – April 23
	Continue to build awareness and support for Harbour Park	— Community and visitors — News Media	— Website (community noticeboard)	November 22 – August 23

			— Digital Comms campaign – website, socials, EDM	
	Maintain support for the project	Key Stakeholders	— Targeted briefings	November 22 – August 23
SSDA phase	Keep industry informed of the final design outcome	— Landscape architecture and urban design community	— Targeted comms to industry media list	October 23 – March 25
	Keep community informed of progress, build awareness and support	— Community and visitors — News Media	— Digital comms campaign – website, socials, EDM — Community information sessions	October 23 – March 25
	Maintain support for the project	— Key Stakeholders	— Targeted briefings	October 23 – March 25
Delivery phase	Keep industry informed of the final design outcome	— Landscape architecture and urban design community	— Targeted comms to industry media list	February 25 – February 27
	Keep community informed of progress, build awareness and support	— Community and visitors — News Media	— Digital comms campaign – website, socials, EDM — On site signage - hoarding and decals — Potential for naming competition — Viewing platforms / windows, time lapse photography, plant-a-tree day	February 25 – February 27
	Maintain support for the project	— Key Stakeholders	— Targeted briefings	February 25 – February 27

Table 5: Overview of communication and engagement strategy

6. Proposed Assessment of Impacts

The key potential impacts of the proposal are discussed below and will be addressed in detail within the EIS required to accompany the SSDA submission.

The proposed approach to assessing these key considerations within the EIS documentation is outlined below, in addition to the categorisation of impact and the level of assessment as required by the DPE's 'State Significant Development Guide: Preparing a Scoping Report'.

A Scoping Summary table is provided at Attachment 1.

6.1 Amenity

6.1.1 Views and Visual Impact

The proposal will facilitate the delivery of a public open space area to accommodate a range of uses and events. Any buildings or structures to be accommodated within the park will be informed by the design excellence and engagement processes outlined in Section 3.1 and 5. Notwithstanding, the EIS will include an assessment of potential view and visual impacts to the existing foreshore area and from the surrounding public domain areas and vantage points.

6.1.2 Noise and Vibration

The proposal has the potential to generate noise and vibration impacts during the construction phases. The EIS will include a noise and vibration assessment to demonstrate compliance with the EPA's Noise Policy for Industry, the Interim Construction Noise Guidelines and Road Noise Policy can be achieved. The assessment will detail construction and vibration impacts on nearby sensitive receivers and structures and identify the proposed management and mitigation measures that will be implemented.

6.1.3 Wind

A wind assessment report will be provided with the EIS to determine any potential wind effects on the use of spaces and facilities within the park. This will include identification of any specific mitigation measures to be incorporated into the design of the proposed open space areas within the park, as well as the associated structures.

6.1.4 Amenity

The EIS will include analysis to demonstrate that the park will receive adequate solar access during various times of the year.

6.2 Built Environment

6.2.1 Design Excellence and Design Quality

Section 3.1 outlines the design excellence process to date and the process going forward, which will include engagement with the DEAP. A Design Report will be prepared as part of the Landscape Architectural Package to be included with the EIS. This will demonstrate how the proposal achieves design excellence, including satisfaction of the design excellence provisions for Barangaroo contained in the *SEPP Precincts—Eastern Harbour City*.

6.2.2 Safety and Security

The EIS will outline the Crime Prevention Through Environmental Design (CPTED) principles (surveillance, access control, territorial re-enforcement and space/activity management), including an assessment of how these principles have been addressed in the design of the park to deter crime, manage spaces and contribute to a safe environment.

6.2.3 Ecological Sustainable Development (ESD)

The EIS will address how ESD principles will be incorporated into the design and ongoing use of the park. This will include the preparation of an ESD Report that will detail the measures and initiatives to be implemented to minimise consumption of resources, water and energy, to ensure consistency with Barangaroo's Sustainability Principles:

- **Carbon Neutral:** Barangaroo aims to be carbon neutral in operation,
- **Water Positive:** Export of more recycled water for use in neighbouring building cooling towers and other non-potable demands than potable water imported to site,
- **Zero Waste Emissions:** Waste from Barangaroo will have zero greenhouse gas emissions and divert over 80% of operational waste from landfill, and
- **Community wellbeing** through the delivery of high quality, accessible public open space.

6.2.4 Accessibility

The EIS will include an Accessibility Statement to demonstrate how the proposal satisfies the relevant accessibility guidelines and standards, including that of the Disability (Access to Premises Buildings) Standards 2010 (Premises Standards) under the *Disability Discrimination Act 1992*.

Providing an equitable public space and equitable access is a key design objective of the proposal.

6.3 Heritage

6.3.1 Historic

The site is not listed as a heritage item. The following heritage items and heritage conservation areas have been identified within the broader Barangaroo precinct surrounding areas:

- Dalgety Bond Store State heritage item
- Munn's Spillway heritage item
- SPS 14 – Sewage Pumping Station No. 14 (formerly listed on Sydney Water 170 Register, relocated to Barangaroo Reserve)
- The Sydney Ports Harbour Control Tower (formerly listed on Sydney Ports 170 Register, since demolished)
- Millers Point and Dawes Point Village Precinct – State Heritage Register (Listing No. 01682)
- Millers Point Heritage Conservation Area (HCA) – State Heritage Register (Listing No. 00884) and Schedule 5 of the Sydney LEP 2012 (CA35)
- Walsh Bay Wharves Precinct – State Heritage Register (Listing No. 00559)

In addition, there are a number of significant views and vistas, from Millers Point and Observatory Hill. Potential impacts of the proposal on the above heritage items and conservation areas will be further assessed with the EIS.

6.3.2 Aboriginal Cultural Heritage – Connecting to Country

Extensive heritage documentation assessing the potential for historical archaeology and Aboriginal archaeology in the Barangaroo precinct have been prepared during the Concept Plan assessment and subsequent applications, including for Barangaroo Reserve and Barangaroo South.

A search of the Aboriginal Heritage Information Management Systems (AHIMS) database and State Heritage Inventory, was conducted on 2 September 2022 and, there are no previously identified Aboriginal sites or places. Notwithstanding an Aboriginal Cultural Heritage Assessment report (ACHAR) and Historical Archaeological Assessment which will be submitted with the EIS.

Connecting with Country

First Nations people and culture are an integral part of Barangaroo. The site is part of the territory of the Gadigal People of the Eora Nation, the Traditional Custodians of the Sydney region. The design of the Harbour Park must continue Barangaroo's connection to and respect for Indigenous culture. The INSW strategy to design and deliver the Harbour Park is underpinned by:

- Identifying First Nations and Connecting with Country as a principal goal for the Harbour Park;
- Ongoing engagement with land councils including Metro LALC; and
- INSW's First Nations advisor, Alison Page.

INSW will engage with its First Nations advisor to ensure the design brief and competition itself is developed in consultation with the indigenous community and recognises the importance of achieving a design respectful of Country. Details of the projects Connecting with Country response will be provided in the EIS.

6.4 Social

The anticipated social impacts of the proposal are outlined in Table 6 below. A Social Impact Assessment (SIA) will be submitted with the EIS which will identify the expected social impacts of the project, including any mitigation measures as necessary. The SIA will be prepared in accordance with the *Social Impact Assessment Guideline for State Significant Development (DPE 2021)*.

Impact	Likely impacts
Way of life	The delivery of Harbour Park will provide increased opportunity for recreation, improve how people play and how they interact.
Community	The delivery of Harbour Park will improve the local and cultural community through the provisions of a variety of active and passive recreation spaces.
Accessibility	The delivery of Harbour Park will provide improved access, infrastructure, services and facilities to the Central Barangaroo Precinct.
Culture	The delivery of Harbour Park will provide positive cultural benefits both Aboriginal and non-Aboriginal, including shared beliefs, customs, practices, obligations, values and stories, and connections to Country, land, waterways, places and buildings.
Health and wellbeing	The delivery of Harbour Park will improve physical and mental health by providing a public open space that can benefit all by accommodating a range of passive and recreation activities.
	Construction works (noise and traffic) could impact the wellbeing of the surrounding community in the short-term.
Surroundings	The delivery of Harbour Park incorporates a sensitive design approach that will avoid impacts to the current surrounding ecosystems. The new park will have a positive impact to the aesthetic value and amenity of the CBD's foreshore and the broader Barangaroo Precinct.
Livelihoods	The park will increase employment and business opportunities during construction phase as well as through use of the park for future events and activations
Decision-making system	During the construction of Harbour Park, there will be a complaint, remedy and grievance mechanism.
Biodiversity	The park will increase the biodiversity in the area and connect with the landscape of Barangaroo Reserve.

Table 6: Scoping of social impacts

6.5 Access

The proposal relates to the delivery of a new public open space area that will prioritise pedestrian and bicycle access.

A Traffic Impact Assessment will be prepared by a suitably qualified consultant for inclusion in the EIS. It will address:

- Existing and future transport networks, traffic generation and circulation, impacts on the road network and car parking;
- Linkages to existing and planned public transport;
- Active transport connections (pedestrian and cycle access) within and to the site, as well as connections to transport services; and
- Relevant TfNSW and Council standards, controls and guidelines

Vehicular access and parking directly adjacent to the Harbour Park site is not proposed, however there are available parking options within a walking catchment of the park and the site is highly accessible via various modes of public and active transport. Arrangements will be made to allow service vehicles access to site as required for any scheduled recreation activities, public events or maintenance.

A Preliminary Construction Pedestrian and Traffic Management Plan will also be prepared as part of the EIS. This will document the proposed traffic control and pedestrian management plans, construction vehicle movements / routes and how any potential impacts on the surrounding movement networks (pedestrian, cyclist and vehicles) would be managed and mitigated during construction phase of the project. This will include consideration of cumulative construction traffic and access impacts.

6.6 Hazards and Risks

6.6.1 Land Contamination

Further geotechnical and site contamination investigations will be undertaken for the site and will be provided with the EIS in accordance with the requirements of the Resilience and Hazards SEPP.

6.6.2 Construction and Waste Management

A Construction and Demolition Waste Management Plan (Waste Management Plan) will be prepared and accompany the EIS. The Waste Management Plan will detail all likely waste streams to be generated during demolition and construction and outline proposed measures to dispose of the waste offsite.

The nature of the impact is both direct and cumulative and as such consideration will be assessed utilising a detailed level of assessment within the EIS, noting the complexities of managing the cumulative impacts associated with the construction of the proposal, Barangaroo Metro Station, Central Barangaroo and ongoing development in Barangaroo South and potential upgrade works to Hickson Road.

The EIS will also address waste generation rates during operational phases of the proposal, and how this waste is to be stored on site, managed, and disposed in accordance with the relevant guidelines.

6.6.3 Flooding

Subject to the implementation of appropriate flood mitigation measures, the proposal will not detrimentally increase the flood risk of the site itself and adjoining public domain areas and other surrounding properties.

A Stormwater Management and Flood Report will accompany the EIS and will provide details regarding proposed onsite stormwater management, as well as any proposed water capture and erosion and sediment control measures required to mitigate offsite impacts.

6.7 Land

6.7.1 Acid Sulfate Soils and Groundwater

The Proposal will involve activities that may disturb contaminated land, which may give rise to a risk of harm to human health and the environment, in addition to the inherent risks to the Proposal cost and program associated with managing contaminated soil. Further assessment of potential impacts to groundwater and soil chemistry will be provided with the EIS.

6.7.2 Stormwater and Water Quality

The proposed development will be supported by a suitably designed stormwater management system and sufficient landscaped area that will contribute to the protection and enhance the hydrological and ecological health of the catchment. Details of the stormwater management for the project will be provide in the EIS and will address:

- The proposed drainage design for the site, water quality management measures and nominated discharge points; and
- Satisfaction with the relevant requirements and avoid adverse impacts to water quality, including to the harbour.

A Preliminary Construction and Environmental Management Plan (CEMP) will be provided with the EIS outlining appropriate management measures to be implemented to ensure stormwater discharge does not result in any adverse impacts or pollution on the surrounding foreshore area. This will include consideration potential erosion and sedimentation impacts.

The proposal will be in line with Barangaroo's Water Positive Principle where applicable to the site. This includes:

- Water reduction,
- Rainwater harvesting,
- Recycled water infrastructure,

6.8 Air

Potential impacts on air quality arising from construction will be addressed in a Preliminary Construction and Environmental Management Plan (CEMP) to be provided with the EIS. This will include the identification of mitigation measures to minimise impacts on air quality.

6.9 Economic Impacts

The economic impacts resulting from the proposal will be detailed in the EIS. The proposal is anticipated to provide significant economic benefits including:

- Increased tourism – Cultural attractions, such as museums and galleries, all contribute to the attractiveness of Sydney (and NSW more broadly) as a world-class tourist destination. This will also enhance Barangaroo as key tourism and entertainment precinct within Sydney.
- Increased jobs generation, both short-term construction jobs and long-term jobs associated with the ongoing operation of the facility.
- Enhancing the local day and Night-time economy with an increased offering provided by the facility, including an ancillary café/restaurant.

6.10 Matters Requiring No Further Assessment

The relevant matters that require no further assessment in the EIS are identified in Table 7 below.

Impact Category	Justification
Biodiversity	Pursuant to 7.9(2) of the <i>Biodiversity Conservation Act 2016 (BC Act)</i> , an SSDA is required to be accompanied by a biodiversity development assessment report (BDAR). However, a BDAR waiver may be granted should it be determined by DPE and the DPE Biodiversity Conservation Division that the proposed development is not likely to have any significant impact on biodiversity values. As the site consists of a continuous hardstand area and is devoid of all vegetation a BDAR Waiver request will be sought prior to the lodgement of the EIS. On this basis, it is proposed that biodiversity will not be assessed within the EIS documentation as a formal waiver under clause 7.9(2) of the <i>Biodiversity Conservation Act 2016</i> will be sought.
Amenity	The proposed future operation will not cause any anticipated odorous issues, and thereby does not warrant further assessment in the EIS.
Air (emissions or gases)	Given the nature of the proposal, it will not give rise to any adverse air impacts such as atmospheric emissions or gases and does not warrant further assessment in the EIS.
Water availability	The design will utilise existing infrastructure with minor upgrades (if deemed required) to facilitate new amenities, etc. being installed throughout the Harbour Park.
Hazards (bushfire, Biosecurity, Coastal hazards, land movement.)	The site is not bushfire prone land.
	The site is not in a coastal area.
	The site is not located in a known subsidence or landslip area
	The proposal is not a hazardous or offensive development, a biosecurity or involve the use of dangerous goods.

Table 7: Matters requiring no further assessment

7. Conclusion

This Scoping Report has been prepared by SJB Planning on behalf of Infrastructure NSW. The purpose of the Scoping Report is to request Project Specific SEARs for the preparation of an Environmental Impact Statement (EIS) for a SSDA for the development of a new public open space area, known as Harbour Park at Barangaroo.

This Scoping Report has outlined preliminary information regarding the site, the project, the strategic and statutory context and planned and ongoing stakeholder engagement. The scoping of the proposed assessment of impacts within will permit DPE and the other government agencies to prepare and issue the Project Specific SEARs.

Attachments

Attachment 1: Scoping Summary Table

Attachment 1: Scoping Summary Table

Level of Assessment	Matter	CIA	Engagement	Relevant government plans, policies and guidelines	SEARs Report Reference
Standard	Amenity - Views and Visual	N	General	— Refer to scoping report	Section 6.1.1
Standard	Amenity - Noise	N	General	— Construction Noise Strategy (Transport for NSW, 2012) — Interim Construction Noise Guidelines 2009. — Assessing Vibration: A Technical Guideline 2006 — Rail Infrastructure Noise Guideline (Environment Protection Authority, 2013)	Section 6.1.2
Standard	Wind	N	General	— To be confirmed by wind consultant, including Sydney Development Control Plan 2012.	Section 6.1.3
Detailed	Built environment - Design quality	N	General	— INSW Design Excellence Process as outlined in 6.2.1 — Better Placed (GANSW) — Draft Connecting with Country (GANSW, 2020)	Section 6.2.1
Standard	Built environment - Safety and security	N	General	— Crime Prevention Through Environmental Design (CPTED)	Section 6.2.2
Standard	Built environment - Ecologically Sustainable Development	N	General	— Green Building Council of Australia Green Star Ratings	Section 6.2.3
Standard	Built environment - Accessibility	N	General	— Disability (Access to Premises Buildings) Standards 2010 (Premises Standards) under the Disability Discrimination Act 1992	Section 6.2.4

Standard	Heritage – historic	N	General	— Heritage Act 1977	Section 6.3.1
Detailed	Heritage – Aboriginal Cultural Heritage – Connecting with Country		General	— Draft Connecting with Country (GANSW, 2020)	Section 6.3.2
Detailed	Social – Way of life community, culture, surroundings	N	Specific	— Social Impact Assessment Guidelines for State Significant Projects (Department of Planning Industry and Environment, 2021)	Section 5.2, 6.4
Standard	Access	N	General	— State Environmental Planning Policy (Transport and Infrastructure) 2021 — Guide to Traffic Management – Part 3 Traffic Studies and Analysis (Austroads, 2013) — NSW Bicycle Guidelines (RTA, 2003) — Guide to Traffic Generating Developments Version 2.2 (RTA, 2002) — Guide to Traffic Management – Part 3 Traffic Studies and Analysis (Austroads, 2013)	Section 6.5
Standard	Hazards and Risks – Contamination	N	General	— Refer to scoping report — Resilience and Hazards SEPP — Contaminated Land Management Act 1997 — Managing Land Contamination: Planning Guideline — Guidelines on the Duty to Report Land Contamination	Section 6.6.1
Standard	Hazards and Risks – Construction and Waste Management	N	General	— Refer to scoping report — Waste Classification Guidelines (DECCW, 2009) — Guidelines for Waste Management in New Developments (City of Sydney, 2018)	Section 6.6.2

Standard	Hazards and Risks – Flooding	N	General	— NSW Government’s Floodplain Development Manual (2005).	Section 6.6.3
Standard	Land – Acid Sulphate Soils	N	General	— Acid Sulphate Soils Assessment Guidelines (Department of Planning, 2008)	Section 6.7.1
Standard	Water	N	General	— Managing Urban Stormwater: Soils and Construction Volume 1 (Landcom 2004) and Volume 2 (A. Installation of Services; B. Waste Landfills; C. Unsealed Roads; D. Main Roads; E. Mines and Quarries) (DECC 2008)	Section 6.7.2
Standard	Air (particulate matter)	N	General	— Protection of the Environment Operations Act 1997 — National environment protection (ambient air quality) measure — Approved methods for modelling and assessment of air pollutants in NSW (and related guidance)	Section 6.8
Standard	Economic impacts	N	General	— Refer to scoping report	Section 6.9