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# **SSDA SCOPING REPORT**

Central Barangaroo Early  
Works 02 – Bulk Excavation,  
Perimeter Retention Wall &  
Site Establishment Works

Prepared for

**AQUALAND B DEVELOPMENT HOLDING PTY LTD**

1 July 2022



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CENTRAL BARANGAROO\_EARLY WORKS SSDA 02\_SCOPING  
REPORT\_010722

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# 1. INTRODUCTION

## 1.1. OVERVIEW

This Scoping Report has been prepared by Urbis Pty Ltd (**Urbis**) on behalf of Aqualand B Development Holding Pty Ltd (**Aqualand**), the applicant of the application. This Scoping Report has been prepared to request the Secretary's Environmental Assessment Requirements (**SEARs**) to guide the preparation of an Environmental Impact Statement (**EIS**) that will accompany a State Significant Development Application (**SSDA**) for site establishment works within the Central Barangaroo precinct (**the site**).

This report has been prepared in accordance with the '*State Significant Development Guide: Preparing a Scoping Report*' exhibited in July 2021 by the Department of Planning and Environment (**DPE**).

This section of the report identifies the applicant for the project, describes the site and proposed development and outlines relevant project / planning history relevant to the site and the proposal. The report is supported by the following documentation:

- A Scoping Summary table (**Appendix A**),
- Preliminary Concept Architectural Plans prepared by Webber (**Appendix B**),
- QS Cost Summary Estimate Statement prepared by RLB (**Appendix C**), and
- BDAR Waiver Request prepared by AEP (**Appendix D**).

## 1.2. APPLICANT DETAILS

The applicant details for the proposed development are outlined in the following table.

Table 1 Applicant details

Descriptor	Applicant Details
Full Name	Aqualand B Development Holding Pty Ltd
Postal Address	LEVEL 37, AUSTRALIA SQUARE, 264 GEORGE STREET, SYDNEY NSW 2000
ABN	39 612 713 916
Nominated Contact	Rod McCoy, Project Director, Central Barangaroo
Contact Details	rod.mccoy@aqualand.com.au

## 1.3. PROJECT SUMMARY DESCRIPTION

The proposed SSDA will seek approval for early works associated with the future mixed-use development within Central Barangaroo (refer MP06\_0162). The primary objective of the proposal is to undertake bulk excavation and site establishment works for the installation of the perimeter retention wall, and conduct remediation and archaeological investigations within the site. These works will enable the provision for a future basement structure, consistent with the parameters of the Concept Approval MP06\_0162. Specifically, the works include:

- Establish the site and installation of temporary plant and machinery, including dewatering and bentonite slurry plant and ancillary services;
- Construction of perimeter retention wall, including any required excavation, associated rock anchors and PRW capping beam construction;
- Associated remediation and Archaeological investigations in the area of excavation and works;

- Provision for future services;
- Associated “tie-in” works to Metro Interface Wall and the secant pile wall proposed by the applicant under SSD-39587022;
- Removal of temporary pile wall in the location of the interface between Central Barangaroo and Barangaroo Station; and
- Bulk excavation for the provision of a future basement and associated rock anchors for main body of the site (including the area of SSD-39587022 which was not excavated).

It is noted that the design, construction and use of the proposed basement will be the subject to a separate future detailed SSDA. The design of buildings will also be subject to separate future detailed SSDA(s) for the purposes of commercial, retail and public open space uses consistent with the approved Concept Plan (MP06\_0162).

Refer to **Section 3.2** of this report for a more detailed description of the proposed works and the preliminary Architectural Drawings prepared by Webber at **Appendix B**.

The estimated Capital Investment Value (**CIV**) for the proposed development is **\$90,100,000** as outlined in the QS Statement prepared by RLB and provided at **Appendix C**.

The proposed development is therefore classified as State Significant Development (**SSD**) on the basis that it falls within the requirements of clause 3 of Schedule 2 of the *State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP)*, being

### 3 Development at Barangaroo

*(1) Development that has a capital investment value of more than \$10 million on land identified as being within the Barangaroo Site on the State Significant Development Sites Map.*

The proposed early works have a CIV that exceeds the \$10 million threshold and the works are located within the Central Barangaroo site which is on land identified within the broader Barangaroo Site on the State Significant Development Sites Map.

The Minister is the consent authority for the proposal in accordance with section 4.5 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*. Accordingly, this DA is being lodged with DPE as an SSDA seeking development consent for the proposed early works.

DPE released the Rapid Assessment Framework (**RAF**) for SSDAs in late 2021. This included the introduction of Industry-specific SEARs which apply to SSDAs, other than those that:

- would be designated development but for the Act, section 4.10(2), or
- are partly prohibited by an environmental planning instrument (EPI), or
- are wholly prohibited by an EPI, to the extent permitted by the Act, section 4.38(5), or
- are a concept development application for State significant development.

The proposed site establishment early works are not identified as any of the above.

One of the categories of industry-specific SEARs relates to development within identified sites and precincts. These SEARs apply to eligible applications for development that is specified in schedule 2, clause 1-16 of the Planning Systems SEPP. As identified above, the proposed SSDA falls within the requirements of clause 3 of Schedule 2 of the Planning Systems SEPP, and thus, this SSDA is eligible for industry-specific SEARs.

Whilst we acknowledge the project is eligible for industry-specific SEARs, it is anticipated that DPE will issue project-specific SEARs, as was the case for the previous early works SSDA at the Central Barangaroo site (**SSD-39587022**).

As such, it is requested that DPE accept this Scoping Report as a request for project-specific SEARs to ensure that all technical submission requirements are understood, and the future application is consistent with DPE's expectations.

The site information relevant to the project is provided in the following table. A detailed description of the key features of the site and locality is provided in **Section 2.2** of this report.

Table 2 Site Details

Descriptor	Site Details
Address	Headland Park and Barangaroo Central, Hickson Road, Barangaroo
Legal Description	Lot 52 DP 1213772
Site Area	Central Barangaroo 5.2 hectares (approx.)

A map of the site in its regional setting is provided in **Figure 1**. The proposed early works relate solely to the Central Barangaroo precinct (outlined in yellow below).

Figure 1 Site Locality Context Plan



Source: Urbis

## 1.4. PROJECT BACKGROUND AND RELEVANT PLANNING HISTORY

### 1.4.1. Approved Barangaroo Concept Plan MP06\_0162

The Concept Plan for Barangaroo (MP 06\_0162) was approved in February 2007 by the then Minister for Planning under Part 3A of the EP&A Act.

To facilitate the redevelopment of the Barangaroo site under the Concept Plan, in October 2007 the site was listed in Part 12 of Schedule 3 of the then *State Environmental Planning Policy (Major Development) 2005 (Major Development SEPP)* (now *State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021 (Eastern Harbour Precincts SEPP)*). The Eastern Harbour Precincts SEPP zones the Barangaroo site part B4 Mixed Use and part RE1 Public Recreation. It also establishes maximum building heights and GFA restrictions for the nominated development blocks within the B4 Mixed Use zone.

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 a significant new public headland park.

The Concept Plan has since been modified ten times. The most recent modification to the Concept Plan is MP06\_0162 Modification 11 (**MOD 11**), which was approved on 22 October 2020. The MOD 11 approval made no changes to the GFA or maximum building heights, and as such the most relevant amendments to the Concept Plan are those approved under MOD06\_0162 Modification 10 (**MOD 10**) on 2 September 2020. 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 early works under the SSDA can be submitted under the current approved Concept Plan. The approved Concept Plan does not set any express parameters on the extent of excavation, early works or basement location within the site. Accordingly, the application is capable of satisfying the requirement for consistency with the approved Concept Plan (s4.24(2) of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*).

The proposed early works will not prevent or compromise the future development of the Central Barangaroo site consistent with the approved Concept Plan.



## 1.4.2. Modification 9 to MP06\_0162

Modification 9 to the approved Barangaroo Concept Plan MP06\_0162 (**MOD 9**) has been prepared and lodged by Infrastructure NSW. The Director General's Requirements (**DGRs**) were issued on 15 April 2014 for MOD 9. The application seeks amendments to the approved Barangaroo Concept Plan as it relates to Central Barangaroo. Specifically, this includes modifications to the Central Barangaroo development blocks 5, 6 and 7 with regards to building envelopes, GFA and height, as well as the street and pedestrian movement network.

MOD 9 also comprises modifications to the current Instrument of Approval and concurrent consequential amendments to the State Significant Precincts SEPP, including changes to land use zoning, to support the modifications to the Barangaroo Concept Plan.

MOD 9 was formally lodged to DPE on 8 April 2022. The proposed early works are not reliant on MOD 9.

## 1.4.3. Central Barangaroo Early Works SSDA-39587022 (SSDA 01)

Project-specific SEARs for a separate early works SSDA (SSD-39587022) at the Central Barangaroo site were issued by DPE on 14 April 2022. The application is currently being prepared by the applicant.

SSD-39587022 seeks consent for the following:

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

The proposed SSDA will consider any interfaces between the proposed works and the works sought under SSD-39587022. The bulk excavation proposed enables the construction of the perimeter retention wall which is effectively an extension of the secant pile wall previously proposed.

## 2. STRATEGIC CONTEXT

This section describes the way in which the proposal addresses the strategic planning policies relevant to the site. It identifies the key strategic issues relevant to the assessment and evaluation of the project which will be explored in further detail within the future EIS.

### 2.1. STRATEGIC JUSTIFICATION

The proposed works will play an important role in facilitating a significant city-shaping development outcome at Central Barangaroo. This application represents one of the first applications for works within the Central Barangaroo site, which will be the final stage to be delivered in the broader Barangaroo precinct under the approved Concept Plan (MP06\_0162). Accordingly, the commencement of construction at Central Barangaroo is strategically significant in that it is the first step in the realisation of the considerable, decades-long investment in the western harbour foreshore to deliver globally significant, revitalised, mixed-use waterfront precinct.

The early works are essential to enable the commencement of construction works at the site and to appropriately manage the impacts associated with the works, given the scale and nature of the ultimate development outcome as envisaged under the approved Concept Plan (MP06\_0162). By staging the construction works, the severity of impact can be managed and mitigated in order to reduce disruption on surrounding businesses, residents and visitors. This will maintain the liveability of the Barangaroo precinct (specifically including Barangaroo Reserve, Wulugul Walk and Barangaroo South which are key tourist destinations) and the surrounding residential areas in Millers Point. This objective is a key direction communicated within the *Greater Sydney Region Plan* and the *Eastern City District Plan*, as well as an outcome arising from community consultation the applicant has previously undertaken in regard to the site (although not specifically this proposal, as outlined in **Section 5**).

The works will also tie in with the adjacent Metro station construction for Barangaroo Station, which will ensure the delivery and operation of necessary infrastructure on the site, and to reduce construction impacts on the associated operation of the Metro infrastructure. Therefore, the works will complement and support the Sydney Metro infrastructure, consistent with the clear identification of this priority in the *NSW Future Transport Strategy 2056*, the *Greater Sydney Region Plan* (specifically Objective 4) and the *Eastern City District Plan* (specifically Objectives E1, E3 and E10).

The commencement of time-critical tasks including remediation and archaeological investigations in an earlier stage will also allow the progressive completion of environmental activities on the site. This will result in a reduction in the overall construction program as subsequent detailed DAs for building works and operation are prepared, assessed and determined by the DPE. The completion of these activities will similarly enable any environmental outcomes to be incorporated into the design of these detailed DAs where required.

Undertaking the early works will also result in the creation of construction jobs on the site, jobs of which will be accommodated on site for an extended period of time due to the construction of subsequent staged works and the ultimate occupation and operation of the site. These works will also contribute to the strengthening of the Harbour CBD (through an increase to the current workforce), as well as contributing to the future redevelopment and operation of the site as a mixed-use precinct, which will deliver a significant increase to employment-generating floor space within the Harbour CBD. The strategic justification of the proposed works and the consistency of the application with the following strategic plans and policies will be further assessed and documented in the EIS:

- NSW Premier's Priorities, NSW Government
- NSW State Infrastructure Strategy (SIS) 2018 – 2031, 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
- Future Transport 2056, TfNSW
- Greater Sydney Services and Infrastructure Plan, TfNSW
- Sustainable Sydney 2030, City of Sydney
- Draft Sustainable Sydney 2030-2050 Continuing the Vision, City of Sydney

## 2.2. KEY FEATURES OF SITE AND SURROUNDS

The site is located at Central Barangaroo, within the broader Barangaroo precinct which comprises a total land holding of approximately 22ha and is located on the north-western edge of the Sydney CBD within the City of Sydney Local Government Area (LGA). Barangaroo runs north-south between Hickson Road and the western foreshore of Sydney Harbour, connecting the north-west edge of the city's business centre with the historic and cultural precincts of Millers Point and Walsh Bay.

This SSDA relates exclusively to works on the Central Barangaroo site, which is legally described as **Lot 52 DP 1213772**. The location of the site in the surrounding context is illustrated in **Figure 2** and photographs of the current site conditions are provided in **Figure 3**.

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

Table 3 Key Features of Site and Locality

Descriptor	Site Details
<b>Land Configuration</b>	The Central Barangaroo site comprises approx. 5.2 hectares of land within the Barangaroo Precinct. The site forms an irregular shaped land parcel in between Barangaroo South and Barangaroo Reserve.
<b>Land Ownership</b>	<p>The Central Barangaroo site is owned by the NSW State Government through Infrastructure NSW. Arrangements for the future ownership of the Central Barangaroo site are administered through the Project Development Agreement established for the site between the Central Barangaroo Developer and Infrastructure NSW.</p> <p>A summary of these arrangements are as follows:</p> <ul style="list-style-type: none"> <li>▪ All future 'private' ownerships in the Central Barangaroo site are 99 year leasehold only;</li> <li>▪ At the time of practical completion of each building, the 99 year leasehold lot specific to that building only will be transferred to the owner of the building;</li> <li>▪ The lands that remain within a residual lot continue to be owned by the NSW State Government; and</li> <li>▪ At the stage of all buildings being completed on the site, 99 year leasehold lots will have been established for each building. The remaining area is retained by the NSW State Government as publicly owned public domain.</li> </ul>
<b>Existing Development</b>	At present, the site is occupied by temporary structures for construction purposes, and more generally, as a vehicle storage and construction site. The temporary structures also support the construction of Barangaroo Station, located within the north-eastern boundary of the site. The area currently features a large concrete hardstand area / construction site that is occupied by temporary structures for site preparation works, machinery, materials and vehicle parking for site workers. Hoarding is currently erected around the Central Barangaroo site.
<b>Local Context</b>	<p>The surrounding locality is described below:</p> <p><b>North:</b> 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. Barangaroo</p>

Descriptor	Site Details
	<p>Reserve features more than 10,000 sandstone blocks along the foreshore, which were extracted from beneath the Cutaway and the underground car park.</p> <p><b>East:</b> To the immediate east of the site is Hickson Road, the northerly continuation of Sussex Street. Hickson Road provides a clear interface between the development of the Barangaroo precinct and the heritage character of Millers Point above. Millers Point contains many of Sydney's heritage listed building related to the area's maritime history, including small workers cottages, grand Edwardian terraces, stately homes and apartment blocks. Barangaroo Station is currently being constructed beneath Hickson Road. Further east is Observatory Hill and Sydney Observatory, a State significant heritage item.</p> <p><b>South:</b> To the south is Barangaroo South, a mixed-use neighbourhood which accommodates completed and approved commercial office buildings, residential apartments, shops, cafes, restaurants, a resort hotel and gaming facilities, and community uses, as well as public open space and transport infrastructure. This southern context includes a number of development proposals in various stages of planning, construction and operation, including the Renzo Piano towers, the dominating 270m Crown Sydney Hotel Resort and the Pier Pavilion.</p> <p><b>West:</b> To the west of the site is the waters of Darling Harbour, and beyond this Pyrmont and Balmain East</p>
Transport Infrastructure	<p><b>Road:</b></p> <ul style="list-style-type: none"> <li>The site is bound by Hickson Road to the east and Barton Street to the south. Barangaroo Avenue is also situated to the south and it is anticipated that this will extend into the Central Barangaroo site as a pedestrian connection and connect to Nawi Cove and Hickson Road in the future (subject to MOD 9 assessment and determination).</li> </ul> <p><b>Rail:</b></p> <ul style="list-style-type: none"> <li>The site is proximate to various rail related infrastructure including Wynyard Station (via Wynyard Walk), the future Barangaroo Station currently under construction to the immediate east and north of the proposed works location and light rail services in the Sydney CBD.</li> </ul> <p><b>Bus:</b></p> <ul style="list-style-type: none"> <li>Various bus services run along the adjacent Hickson Road (311, 324 and 325). Wynyard Walk also provides pedestrian access to bus services in Wynyard.</li> </ul> <p><b>Water-based Transport:</b></p> <ul style="list-style-type: none"> <li>The Barangaroo Ferry Hub connects Central Barangaroo to Circular Quay and other stops along the Parramatta River route.</li> </ul> <p><b>Pedestrian and Cycle Networks:</b></p> <ul style="list-style-type: none"> <li>Various pedestrian and cycle routes are provided in the surrounds via existing road and pathway infrastructure, including, Hickson Road and Wulugul Walk.</li> </ul>

Descriptor	Site Details
<b>Site Access</b>	<p>Various temporary vehicle access points are provided along the eastern boundary frontage to Hickson Road which provide construction vehicle access as well as access for pedestrian workers accessing the site. No permanent access points are proposed as part of these early works.</p> <p>Pedestrian access around the site is maintained via pathway infrastructure along Hickson Road (where possible), Barton Street along the southern boundary and Wulugul Walk along the western foreshore and northern curtilage of the site.</p>
<b>Easements and Covenants</b>	<p>The portion of the Central Barangaroo site which is the subject of this early works proposal is affected by or near to a Sydney Water easement for the sewerage pumping station and an Ausgrid easement for electricity and stormwater easements. The applicant acknowledges that consultation with these service authorities regarding these elements is crucial.</p>
<b>Services</b>	<p>As part of the MOD 9 proposal, ADP identified that the site is currently serviced by existing utility services including stormwater, potable water, wastewater, recycled water, electrical, telecommunication and natural gas.</p> <p>These services are either considered adequate and/or can be adapted / augmented to accommodate the needs of the future early works if required.</p>
<b>Acid Sulfate Soils</b>	<p>Previous historic investigations undertaken as part of the broader approved Barangaroo Concept Plan works for the precinct have identified potential acid sulphate soils in soil samples for the Central Barangaroo site. In addition, a review of the 1:100 000 Geological Survey of NSW (Sydney) Sheet 9130 (Ed 1) 1983 shows the Barangaroo precinct to be defined as man-made fill and classified as disturbed terrain. An Acid Sulphate Soils Management Plan will be prepared where any excavation of saturated soils is proposed.</p>
<b>Contamination / Remediation</b>	<p>A portion of Central Barangaroo is located within the EPA Declared Remediation Area (Declaration No. 21122) relating to the former Millers Point gasworks located along the eastern edge of the site. Specifically, this area has been identified as a remediation site due to the presence of contaminated groundwater. 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 that Declaration No. 21122 is no longer in force. The notice declared the EPA was satisfied the land was no longer contaminated.</p> <p>An existing Remediation Action Plan (RAP) was prepared by JBS (Rev H, May 2013) and the Central Barangaroo Site Audit Statement (SAS) / Side Audit Report (SAR) (GN439B-5, 31 July 2013) are applicable to the site and remain suitable.</p> <p>The early works proposed as part of this SSDA will provide further consideration of contamination / remediation associated with the portion of the Central Barangaroo site the subject of this early works in accordance with the aforementioned documents. The proposal will be required to demonstrate that the requirements of the <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> are met.</p>

Descriptor	Site Details
<b>Stormwater and Flooding</b>	The external catchments directly impacting on Central Barangaroo can be broadly defined by two main catchments, identified within as the Kent Street and Hickson Road catchments. There are five existing Ø600 mm pipe networks within the project boundary that currently convey stormwater drainage from the High Street area, Hickson Road, and Central Barangaroo through Central Barangaroo directly into Sydney Harbour. Existing pipe networks in Hickson Road within the Metro Station box area have been removed (in part) and replaced by an alternative stormwater drainage diversion system as part of the Barangaroo Station works.
<b>Flora and Fauna</b>	The Central Barangaroo site is currently being utilised largely as a construction site and concrete hardstand storage area. The site is clear of any significant vegetation and no ecological communities are known. A Biodiversity Development Assessment Report ( <b>BDAR</b> ) waiver request has been prepared by AEP ( <b>Appendix D</b> ) and sought in accordance with the guidance provided in the “ <i>How to apply for a biodiversity development assessment report waiver</i> ” Guidelines prepared by Environment, Energy and Science dated October 2019. The Waiver Request will provide an assessment against the eight biodiversity values as defined in Section 1.5 of the <i>Biodiversity Conservation Act 2016</i> and clause 1.4 and clause 6.1 of the <i>Biodiversity Conservation Regulation 2017</i> .
<b>Aboriginal Heritage and Archaeology</b>	<p>Urbis has undertaken a review of the Aboriginal cultural heritage and historical archaeological potential of the site.</p> <p>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 (<b>AHIMS</b>) database, statutory and non-statutory registers, landscape analysis and review of historical land use, there are no previously identified Aboriginal objects or places registered within the subject area. As the former coastline is located outside the subject area, the hydrology of the subject area is not considered to be archaeologically sensitive under the Due Diligence Code.</p> <p>In addition, following a comprehensive review of the relevant statutory registers to identify archaeological relics within or in proximity to the site, Urbis has identified low archaeological potential for European settlement phase (1788-1820), moderate archaeological potential between 1820s – 1960s, and high archaeological potential for the most recent phase of land use since the 1960s.</p> <p>An Aboriginal Cultural Heritage Assessment Report and revised Historical Archaeological Assessment will be submitted alongside the EIS.</p>
<b>European Heritage</b>	<p>There are no heritage items situated within the Central Barangaroo site. The following heritage items and heritage conservation areas have been identified within the border Barangaroo precinct and surrounding areas:</p> <ul style="list-style-type: none"> <li>▪ Dalgety Bond Store State heritage item</li> <li>▪ Munn’s Spillway heritage item</li> <li>▪ SPS 14 – Sewage Pumping Station No.14 heritage item</li> <li>▪ Millers Point &amp; Dawes Point Village Precinct – State Heritage Register (Listing No. 01682)</li> </ul>





Figure 3 Site Aerial Photographs



Picture 1 View from the north



Picture 2 View from the north-west



Picture 3 View from the west

Source: *Infrastructure NSW, June 2021*



## 3. PROJECT DESCRIPTION

This section outlines the key features of the proposed development, including the project area, the conceptual physical layout and design and the likely timing for delivery of the project.

### 3.1. OVERVIEW OF PROPOSED DEVELOPMENT

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 bulk excavation, site establishment works, install associated rock anchors and a perimeter retention wall, and conduct remediation and archaeological investigations within the site.

These works will enable the provision for a future basement, consistent with the parameters of the Concept Approval MP06\_0162, and include:

- Establish the site and installation of temporary plant and machinery, including dewatering and bentonite slurry plant and ancillary services;
- Construction of perimeter retention wall, including any required excavation, associated rock anchors and foundation piling;
- Associated remediation and Archaeological investigations in the area of excavation and works;
- Provision for future services;
- Associated “tie-in” works to Metro Interface Wall and the secant pile wall proposed under SSD-39587022; and
- Bulk excavation for the provision of a future basement and associated rock anchors for main body of the site (including the area of SSD-39587022 which was not excavated).

The proposed early works, including bulk excavation, are being sought for the purposes of constructing a perimeter retention wall, provision of future services, archaeological test trenching, site remediation works and provision for a future basement.

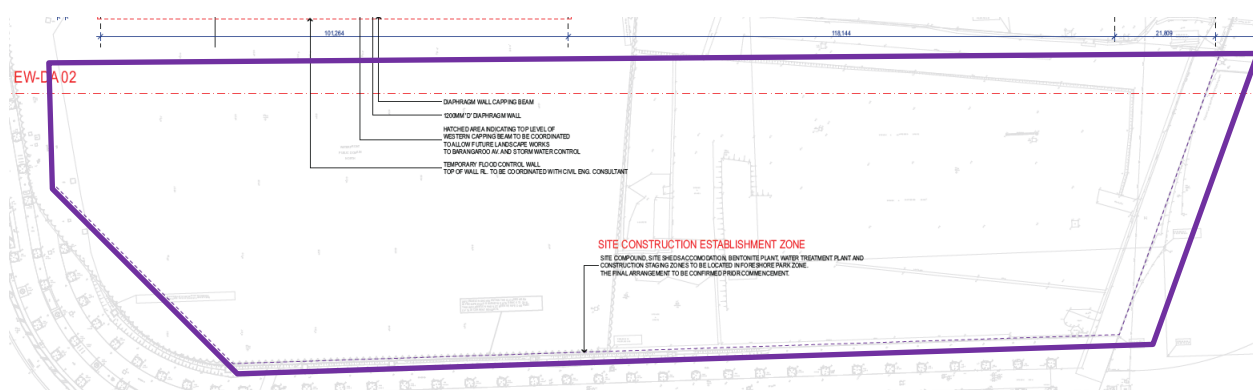
The design of the proposed basement and buildings will be subject to separate future detailed SSDA(s) for the purposes of commercial, retail and public open space uses consistent with the Concept Plan Approval.

### 3.2. DESCRIPTION OF EARLY WORKS

#### 3.2.1. Site Establishment

It is proposed to establish a site construction establishment zone in the western portion of the site in between the proposed wall and the existing Wulugul Walk. The site construction establishment zone will include provision for the installation of site sheds, the water treatment plant, bentonite plant and a compound area for construction staging zones. The exact location will be clarified and refined (reduced) in the EIS and final Architectural Drawings accompanying the SSDA.

Figure 4 Proposed Site Establishment Zone Indicative Location (outlined in purple)



Source: Webber

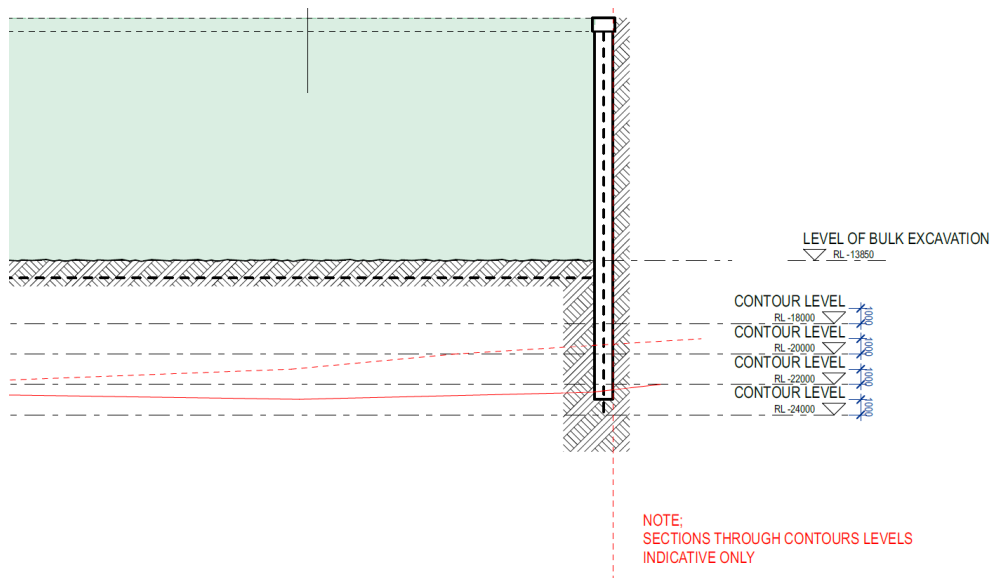
### 3.2.2. Perimeter Retention Wall

The primary works proposed involve the construction of a reinforced concrete perimeter retention wall with supporting capping beams. The width of the wall is approximately 1.2m and will extend from RL 2.7m to a maximum depth of approximately RL-25m within the rock bed (to be confirmed based on further site investigation and coordination with structural and civil engineer). The junction of the capping beam and the wall will be constructed over the sea water line (at the 'king' tide level) which sits at approximately RL1.1m.

The wall will extend around the northern, western and southern perimeter boundaries of the extent of excavation.

The wall will continue below the level of bulk excavation subject to the existing rock profile to satisfy the design requirements. This is illustrated in the extract of the West Elevation Plan below.

Figure 5 West Elevation Plan (extract)



Source: Webber

The proposed retention wall runs perpendicular to the eastern site boundary along Hickson Road for approximately 61.87m westwards along the northern boundary of the site, adjacent to the Sydney Metro station box. Along the western boundary (parallel to Hickson Road), the wall runs south-bound for a distance of approximately 101.25m, and after a 16.8m return leg towards the east, continues south for a further 118.14m. The wall runs diagonally eastward along the southern boundary for 51.78m and then continues due east a further 15.9m where it connects to the southern return leg previously proposed under SSD-39587022.

The location of the proposed works within the Central Barangaroo site is illustrated in **Picture 4** below, with further detail illustrated in the extract of the Site Plan provided in the following **Picture 5**.

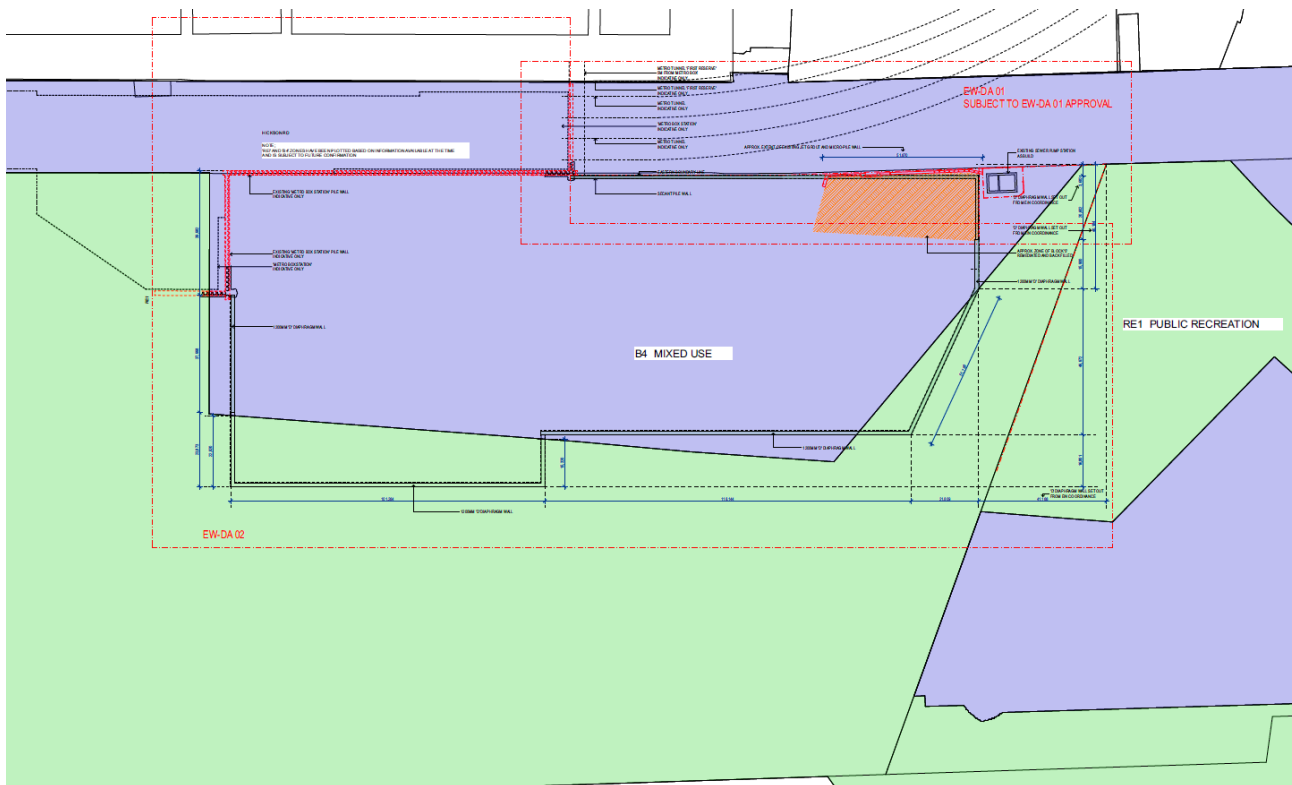
As demonstrated in the Figure below, the proposed works are primarily within the B4 mixed use zone with a small portion of the wall on the north-western corner and the south-western corner extending below the existing RE1 zone. The perimeter retention wall will extend a maximum of 22.92m westwards into the RE1 zone.

Further discussion around the permissibility of construction beneath the existing RE1 zoned land is provided within **Section 4** of this report. It is noted that the separate MOD 9 application seeks consent for the realignment of the RE1 zone boundary.

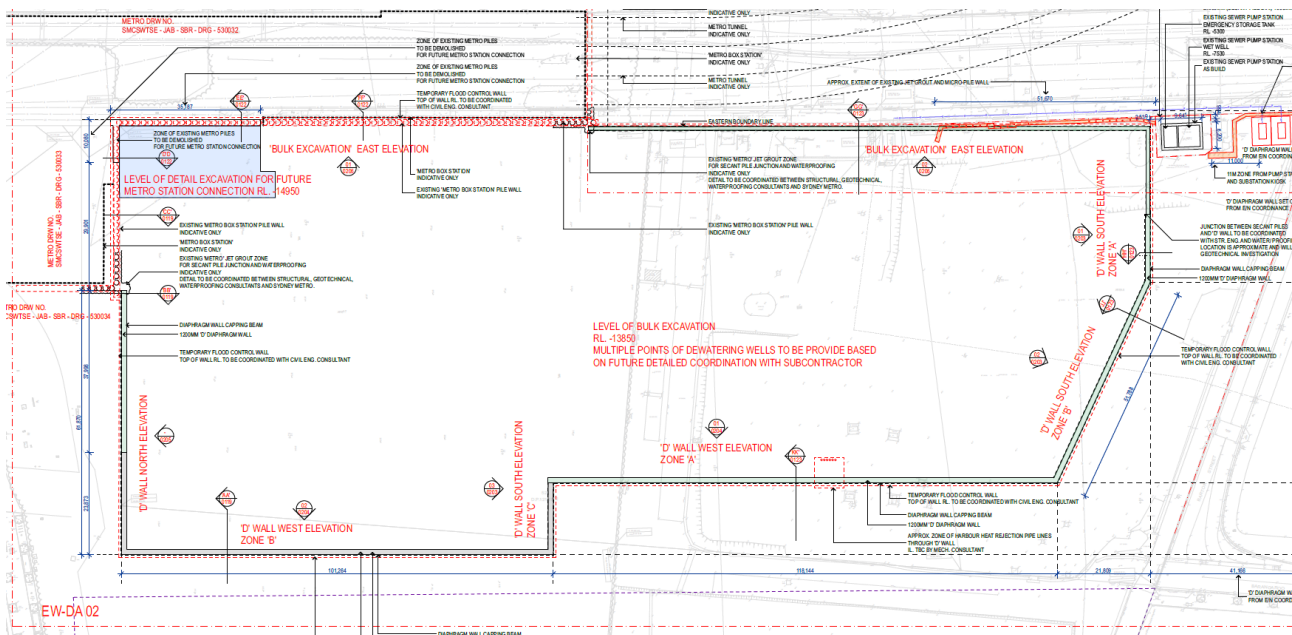
The junction between the northern extent of the proposed wall and the existing Sydney Metro pile wall will be coordinated with Sydney Metro, structural engineering, geotechnical engineering and water-proofing consultant. Further detail will be provided in the EIS submission.

Similarly, the junction between the southern extent of the proposed wall and the secant pile wall (proposed by the applicant, refer SSD-39587022) will be coordinated to ensure alignment. Further detail will be provided in the EIS submission.

Figure 6 Extract of Architectural Plans illustrating location and scope of the wall



Picture 4 Location of the proposed wall within the broader Central Barangaroo



Picture 5 Extent of proposed wall

Source: Weber

### 3.2.3. Bulk Excavation

The proposed works seek consent for the bulk excavation required to accommodate the proposed perimeter wall and provision for a future basement associated with the approved Concept Plan MP06\_0162.

It is estimated that approximately 330,000m<sup>3</sup> of material will be excavated from the site within the perimeter wall. Excavation will reach a maximum depth of approximately RL -14.00m subject to design and Sydney Metro interface requirements.

Conventional large excavation equipment, including excavators and bulldozers, are to be used. Excavation measures such as ripping equipment and/or hydraulic rock breakers may be required. The underlying sandstone exposed is expected to be largely within good quality Class IV or better sandstone. The proposed construction methodology will be discussed in the EIS submission.

Consent for the construction of the basement structure and future uses is not sought in this application and will be subject to a separate future detailed SSDA.

### 3.2.4. Remediation and Archaeological Investigations

The purpose of the remediation works is to make the site area suitable for the proposed future mix of uses as envisaged in the approved Concept Plan MP06\_0162.

An existing and approved Remediation Action Plan (RAP) was prepared by JBS (Rev H, May 2013) and the Central Barangaroo Site Audit Statement (SAS) / Side Audit Report (SAR) (GN439B-5, 31 July 2013) which are applicable to the site and remain suitable.

This application seeks to remediate the site area the subject of the proposed bulk excavation and other early works, treat and dispose of contaminated material off-site at a suitable waste management facility. Relevant remediation documentation will be submitted with the EIS documentation where necessary (e.g. a draft Remedial Works Plan) and be prepared / reviewed by the Site Auditor prior to the commencement of works.

In addition to the above, archaeological investigation works will commence for the portion of land within the basement extent. These works will involve archaeological test excavation in accordance with *the Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales* (DECCW 2010) to establish the level of disturbance of the site in addition to the presence or absence of Aboriginal objects/archaeological resources within the subject area. Post-excavation tasks will involve artefact analysis (if required) and assessment to determine the potential impacts to cultural heritage arising from the proposal.

A complete Aboriginal Cultural Heritage Assessment (**ACHA**) Report will be prepared by Urbis in accordance with the Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010 (Department of Environment, Climate Change and Water (DECCW), 2010) and the Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW (Office of Environment and Heritage 2011). An existing ACHA is currently underway for SSD-39587022 which will form the basis for further assessments under this SSDA.

### 3.2.5. Indicative Staging

It is envisaged that the proposed early works will largely be carried out in the three following stages:

- **Stage 1:**
  - Site establishment works (including installation of site sheds, Bentonite plant).
  - Installation of temporary construction pads and initial construction of approximately a 365m length of the perimeter retention wall.
- **Stage 2:**
  - Progress site establishment works as needed on site
  - Continue wall construction.
  - Carry out associated remediation and archaeological investigation works as required during construction of the wall.
  - De-mobilise PRW plant and equipment.

- Mobilise de-watering and water treatment plant.
- Construct capping beam.
- **Stage 3:**
  - Full extent of bulk excavation works (approximately 330,000m<sup>3</sup>) and install temporary rock anchors.
  - Tie in-works, including establishing waterproof connection, with Sydney Metro interface wall and proposed Central Barangaroo secant pile wall (refer SSD-39587022).
  - Removal of temporary pile wall in the location of the interface between Central Barangaroo and Barangaroo Station.

Construction and excavation is anticipated to be undertaken over an approximated 18-month program. Staging details and timing for delivery will be confirmed as part of the EIS.

### 3.3. FEASIBLE ALTERNATIVES

Clause 192 of Division 5 of the *Environmental Planning and Assessment Regulation 2021* (the Regulation) requires an analysis of any feasible alternatives to the proposed development, activity or infrastructure, considering its objectives, including the consequences of not carrying out the development, activity or infrastructure.

In developing the proposed approach, a number of alternatives have been considered by the applicant to ensure the proposal is fit for purpose and enables the future detailed design and construction of built form at Central Barangaroo as envisaged under the Concept Plan. In summary, four key options were considered to address the project objectives and site constraints and opportunities:

- Scenario 1 – ‘do nothing’
- Scenario 2 – develop under alternative siting arrangements (alternative location)
- Scenario 3 – develop alternative design (construction of all basement works for the entirety of Central Barangaroo site)
- Scenario 4 – proposed early works

The ‘Do Nothing’ option – to no longer develop the Central Barangaroo precinct – is not appropriate or a feasible option given the established need for the project as reflected in the approved Concept Plan MP06\_0162. This is reflected in considerable, decade-long investment by the Government in planning and developing Barangaroo, including significant investments in public pedestrian and water transport infrastructure, and construction of Barangaroo Station, to support the Barangaroo development.

The proposed early works will facilitate the future development of the Central Barangaroo site consistent with the approved Concept Plan (MP06\_0162). The proposed early works enables the applicant to better manage potential construction related impacts by breaking down the scale and nature of works being undertaken. It will also enable the applicant to commence time-critical tasks, such as remediation activities and archaeological investigations, to ensure these elements do not delay future detailed design and construction works.

Carrying out the proposed works in an alternative location would result in an inconsistency with the Concept Plan (MP06\_0162) and would prevent the proposed ‘tie-in’ construction works with the adjacent Metro station works, coordination with Infrastructure NSW and Sydney Water works, and the secant wall proposed under SSD-39587022.

The location of the proposed site construction establishment zone in the western portion of the site is deemed the most suitable location for these works in consideration of the construction requirements (both in the short-term and long-term construction program), the broader precinct’s high level of pedestrian and cyclist activity, and the desire to reduce operational impacts on surrounding land uses. The location of the zone in the western portion of the site will reduce the impact of site activity on Nawi Cove, Barangaroo Reserve and the northern-most portion of Wulugul Walk, enabling the continued operation of these recreational areas for the public with reduced disruption from construction activities.

Furthermore, the development of an alternative design and construction of the full extent of the Central Barangaroo basement is inappropriate at this point in time. The proposed approach, which involves excavation of the land for the provision of the basement within this application, and the design and

construction of the basement in a future separate SSDA application, will enable the applicant to progressively construct the site in alignment with the broader construction program for Central Barangaroo.

The proposed early works are considered to be the most suitable option available to commence the proposed construction of the basement foundations for the site, and to enable the coordinated design and delivery of the broader precinct in consultation with key stakeholders.

Further analysis of these alternatives will be provided in the EIS documentation as required.

## 4. STATUTORY CONTEXT

Identification of the relevant statutory planning policies applying to the site and proposal is outlined below.

Table 4 Statutory Requirements of the project

Matter	Guidance
Power to grant consent	<p><b><i>Environmental Planning and Assessment Act 1979</i></b></p> <p>This development is proposed under Part 4 of the EP&amp;A Act 1979, Division 4.1 State Significant Development, Section 4.38 and is subject to the Minister's consent.</p> <p>The Minister of Planning and Public Spaces is the consent authority for SSDA. The Minister may delegate this function to staff within the DPE. Notwithstanding, the Independent Planning Commission (IPC) will be the consent authority in the following circumstances:</p> <ul style="list-style-type: none"> <li>▪ The application is not supported by the relevant Council,</li> <li>▪ The Department has received more than 50 unique public objections, or</li> <li>▪ The application has been made by a person who has disclosed a reportable political donation in connection with the development application.</li> </ul> <p><b><i>State Environmental Planning Policy (Planning Systems) 2021</i></b></p> <p>Pursuant to Chapter 2 of the <i>State Environmental Planning Policy (Planning Systems) 2021</i>, development with a capital investment value of greater than \$10 million and identified as being within the Barangaroo precinct is assessed as SSD.</p> <p><i>Schedule 2 State significant development—identified sites</i></p> <p><b>3 Development at Barangaroo</b></p> <p>(1) <i>Development that has a capital investment value of more than \$10 million on land identified as being within the Barangaroo Site on the State Significant Development Sites Map.</i></p> <p>(2) <i>Subdivision of land within the Barangaroo Site, other than a strata title subdivision, a community title subdivision, or a subdivision for any one or more of the following purposes—</i></p> <p>(a) <i>widening a public road,</i></p> <p>(b) <i>making an adjustment to a boundary between lots, being an adjustment that does not involve the creation of a greater number of lots,</i></p> <p>(c) <i>a minor realignment of boundaries that does not create additional lots or the opportunity for additional dwellings,</i></p> <p>(d) <i>rectifying an encroachment on a lot,</i></p> <p>(e) <i>creating a public reserve,</i></p> <p>(f) <i>excising from a lot land that is, or is intended to be, used for public purposes, including drainage purposes or emergency service purposes or public conveniences.</i></p>

Matter	Guidance
	<p>The proposed works have a capital investment value of \$90,100,000 (refer <b>Appendix C</b>) and is located within the Barangaroo precinct as identified in <b>Figure 1</b>. Accordingly, the proposal is SSD for the purposes of the Planning Systems SEPP.</p>
Permissibility	<p><b><i>State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021</i></b></p> <p>The <i>State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021 (Eastern Harbour City Precincts SEPP)</i> is the principal environmental planning instrument applying to the site. The application relates to a portion of the land partly zoned B4 Mixed Use and partly zoned RE1 Public Recreation under the Eastern Harbour City Precincts SEPP.</p> <p>The proposed works are associated with the future mixed-use development of the Central Barangaroo precinct, as approved under the Concept Plan MP06_0162.</p> <p><u>B4 Mixed Use zone</u></p> <p>Subsection (3) of Appendix 5, Section 8 of the Eastern Harbour Precincts SEPP identifies the following uses are prohibited in the B4 Mixed Use zone:</p> <p><i>bulky goods premises; caravan parks; dual occupancies; dwelling houses; extractive industries; hazardous industries; hazardous storage establishments; heavy industries; industries; light industries; materials recycling or recovery centres; mines; moveable dwellings; offensive industries; offensive storage establishments; restricted premises; sex services premises; truck depots; warehouse or distribution centres.</i></p> <p>All other land uses <u>not specifically identified above</u> are permitted with consent in the B4 Mixed Use zone.</p> <p>The proposed early works, including excavation works to accommodate a future basement structure, are not specifically prohibited, and therefore, are permitted with consent in the B4 mixed use zone. They will facilitate the future mixed use development under the approved Concept Plan which is permitted in the B4 zone.</p> <p><u>RE1 Public Recreation zone</u></p> <p>Subsection (2) of Appendix 5, Section 9 of the Eastern Harbour Precincts SEPP identifies the following uses are permitted with consent in the RE1 Public Recreation zone:</p> <p><i>business identification signs; charter and tourism boating facilities; community facilities; <b>earth works</b>; entertainment facilities; environmental facilities; environmental protection works; filming; flood mitigation works; food and drink premises; function centres; information and education facilities; jetties; kiosks; markets; moorings; passenger transport facilities; public entertainment; public halls; recreation areas; recreation facilities (indoor); recreation facilities (outdoor); roads; telecommunications facilities; telecommunications networks; <b>temporary structures</b>; transport depots; <b>underground car parks</b>; water recreation structures; waterbodies (artificial).</i></p> <p>The proposed earthworks and construction works are associated with the future construction of an underground car park beneath the finished surface of the RE1 public domain, which is permitted with consent in the RE1 zone.</p>



Matter	Guidance
	<p>In addition, the application seeks consent for the provision of temporary structures surrounding the site and in the RE1 Public Recreation zone. Whilst these structures are classified as ‘exempt development’ under Subdivision 3 of Division 3 of the <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i>, it is noted ‘<i>Temporary structures</i>’ are permitted with consent in the RE1 Public Recreation Zone as identified above. This is discussed further in <b>Section 6.1.3</b>.</p> <p>Further discussion of the permissibility of the proposal will be outlined in the EIS.</p>
Other approvals	<p><b><i>National Parks and Wildlife Act 1977</i></b></p> <p>The NPW Act aims to prevent the unnecessary or unwarranted destruction of relics and the active protection and conservation of relics of high cultural significance. The provisions of the Act apply to both indigenous and non-indigenous relics.</p> <p>Pursuant to Section 4.41 of the EP&amp;A Act, SSD is exempt from the need for a section 90 permit for the removal of items of Aboriginal heritage.</p> <p>Due to the location of the site within an area of known maritime, industrial and urban (as a place that hosted important historical and political events) history, there is a potential for historical archaeological relics on the site. Accordingly, an Aboriginal Cultural Heritage and Archaeology Report (<b>ACHAR</b>) will form part of the EIS and supporting documents.</p> <p><b><i>Biodiversity Conservation Act 2016</i></b></p> <p>Clause 7.9 of the <i>Biodiversity Conservation Act 2016</i> applies to SSD applications and requires SSD applications to be accompanied by a BDAR unless it is determined the proposal is not likely to have any significant impact on biodiversity values.</p> <p>The development is not likely to have any significant impacts on biodiversity values as the development involves works to a highly disturbed and modified site. As outlined in <b>Section 2.2</b> of this report, the site is currently free of any vegetation and structures and accommodates a concrete batching plant associated with development works at Barangaroo South. The likelihood of any threatened species or populations on the site is low. In addition, the scope of works is entirely sub-surface and are not of a scale to impact existing fauna or flora.</p> <p>Accordingly, a BDAR Waiver Request to waive the requirement to submit a BDAR under clause 7.9(2) of the <i>Biodiversity Conservation Act 2016</i> has been prepared by an ecologist and is provided at <b>Appendix D</b> for consideration.</p> <p><b><i>Sydney Water Act 1994</i></b></p> <p>Section 78 of the Sydney Water Act requires consent authorities to notify Sydney Water where an application for development could affect Sydney Water services. The proposed works are located in proximity of an existing Sydney Water sewer pump station, however, do not project into the surrounding sewer pump easement. Accordingly, the applicant will consult with Sydney Water during the preparation of the EIS.</p>

Matter	Guidance
	<p><b><i>Roads Act 1993</i></b></p> <p>Any works proposed to a public road as part of the proposed development would require the consent of the RMS.</p> <p>Consultation would be undertaken with the RMS during the preparation of the EIS to ensure adequate consideration of potential issues affecting the adjacent Hickson Road corridor.</p> <p><b><i>Rural Fire Act 1977</i></b></p> <p>The site is <u>not</u> identified as bushfire prone land.</p> <p>It is further noted that pursuant to section 4.41 of the EP&amp;A Act, SSD is exempt from the need for a bushfire safety authority and from conforming with the <i>Planning for Bushfire Protection 2019</i> under Section 100B of the <i>Rural Fires Act 1977</i>.</p> <p>There is no further approval required under the <i>Rural Fires Act 1977</i>.</p> <p><b><i>Water Management Act 2000</i></b></p> <p>Under the <i>Water Management Act 2000</i>, a licence would be required if water was to be extracted from a creek or if any waterways were to be realigned during construction. Under section 4.41J of the EP&amp;A Act, approvals under sections 89, 90 or 91 of the <i>Water Management Act 2000</i> are not required. Further, none of the proposed bulk excavation works are located within 40m of a waterway.</p> <p><b><i>Protection of the Environment Operations Act 1997</i></b></p> <p>The <i>Protection of the Environment Operations Act 1997</i> (<b>POEO Act</b>) enforces licences and approvals formerly required under separate Acts relating to air, water and noise pollution, and waste management with a single integrated licence. Under Section 48 of the POEO Act, premise-based scheduled activities (as defined in Schedule 1 of the EP&amp;A Act) require an Environment Protection Licence (<b>EPL</b>).</p> <p>Assessments carried as part of the EIS for the proposal would determine the need for an EPL. The general provisions of the POEO Act in relation to the control of pollution of the environment will apply throughout the development.</p> <p>During construction, appropriate management measures would be implemented 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.</p>
Pre-Conditions prior to granting consent	<p><b><i>Environmental Planning and Assessment Act 1979</i></b></p> <p>Division 4.4 of the EP&amp;A Act sets out the framework for concept development applications, which establish a concept proposal and for which subsequent detailed proposals are prepared and assessed in separate development applications.</p> <p>In accordance with Division 4.4, Section 4.24 of the EP&amp;A Act, the determination of a future detailed SSDA cannot be inconsistent with the Concept Approval MP06_0162. The EIS will therefore outline the consistency of the proposed scope of works with the Concept Approval MP06_0162.</p>

Matter	Guidance
	<p>This application seeks consent for early works for the purposes of facilitating the future development of the Central Barangaroo precinct, consistent with the Concept Approval MP06_0162 (which outlines the design, construction and operation of buildings). The consistency of the proposed works in accordance with the conditions of the Concept Approval will be outlined in the EIS.</p>
	<p><b><i>State Environmental Planning Policy (Resilience and Hazards) 2021</i></b></p> <p>Chapter 3 of the Resilience and Hazards SEPP relates to potentially hazardous and offensive development. The proposed remediation works are not considered to be potentially hazardous to human health, life, property or the environment. The EIS will outline the mitigation measures proposed in the Remediation Action Plan and the Remedial Works Plan to ensure the safety of the works.</p> <p>Chapter 4 of the Resilience and Hazards SEPP requires the consent authority to consider whether the subject land of any rezoning or development application is contaminated. If the land requires remediation to ensure that it is made suitable for a proposed use or zoning, the consent authority must be satisfied that the land can and will be remediated before the land is used for that purpose.</p> <p>The consistency of the proposal with clause 4.6 of the Resilience and Hazards SEPP will be detailed in the EIS. It is noted that whilst a portion of the site was located within the EPA Declared Remediation Area (Declaration No. 21122) relating to the former Millers Point gasworks, on 18 June 2020, the Environment Protection Authority issued notice No. 20204418 that Declaration No. 21122 is no longer in force. The notice declared the EPA was satisfied that this portion of the land was no longer contaminated. This portion of land is identified in red cross-hatching in the Architectural Plans at <b>Appendix B</b>.</p> <p>An existing approved Remediation Action Plan (RAP) was prepared by JBS (Rev H, May 2013) as well as the Central Barangaroo Site Audit Statement (SAS) / Site Audit Report (SAR) (GN439B-5, 31 July 2013). These documents are applicable to the site and remain suitable.</p> <p>The potential implications of variations in the proposed early works (primarily bulk excavation) that were not considered in the RAP will be adequately addressed by the additional documentation to be prepared and approved by the Site Auditor prior to the commencement of works, in accordance with the SAR / SAS. Where required, any draft documentation will be appended to the EIS and discussed accordingly.</p>
<p><b>Mandatory matters for consideration</b></p>	<p><b><i>Environmental Planning and Assessment Act 1979</i></b></p> <p>Section 4.15 of the EP&amp;A Act outlines the matters that a consent authority must take into consideration when determining development applications. These matters are summarised as:</p> <ul style="list-style-type: none"> <li>▪ Provisions of environmental planning instruments (including draft instruments),</li> <li>▪ Development control plans,</li> <li>▪ Planning agreements, and the EP&amp;A Regulation</li> <li>▪ The environmental, social and economic impacts of the development,</li> </ul>

Matter	Guidance
	<ul style="list-style-type: none"> <li>▪ The suitability of the site,</li> <li>▪ Any submissions, and</li> <li>▪ The public interest, including the objects of the EP&amp;A Act and the encouragement of ecologically sustainable development (<b>ESD</b>).</li> </ul> <p>It is noted that under clause 2.10 of the Planning Systems SEPP, development control plans (whether made before or after the commencement of the Planning Systems SEPP) do not apply to State significant development.</p> <p>These requirements will be addressed and detailed in the EIS. A preliminary identification of key environmental planning instruments applying to the site and proposed development are identified below.</p> <p><b><i>State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021</i></b></p> <p><u>Clause 16A – Temporary structures</u></p> <p>The proposal involves the provision of temporary structures for the purposes of a site establishment zone. The site construction establishment zone will include provision for the installation of site sheds, the de-watering treatment and bentonite plant and a compound area.</p> <p>The site establishment zone is proposed to operate throughout the duration of the proposed construction works, and through to potential future construction works where required. As such, it is <u>not</u> proposed to rely upon clause 16A of Appendix 5 of the Eastern Harbour City Precincts SEPP related to temporary use of land as the structures will be required for a period of time greater than the maximum period of 52 days as identified in subclause (1) of clause 16A.</p> <p>It is noted that ‘<i>temporary structures</i>’ is permissible with consent in the RE1 zone. It is further noted these structures are classified as ‘exempt development’ under Subdivision 3 of Division 3 of the <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i>, however are detailed in this Scoping Report for consistency.</p> <p><u>Clause 23 – Development near zone boundaries</u></p> <p>The proposed excavation includes a portion of land below both the B4 Mixed Use and the RE1 zones, as identified in the following extract from the Architectural Plan set at <b>Appendix B</b>.</p>

Matter	Guidance
	<div data-bbox="411 226 1390 763" data-label="Image"> </div> <p data-bbox="411 790 1382 969">The extent of excavation aligns with the 25m distance between the adjoining zone boundary under clause 23(2) of Appendix 5 of the Eastern Harbour City Precincts SEPP. As such, the flexibility of development permitted by way of clause 23 is available on the site and consent may be granted to development of land to which this section applies for any purpose that may be carried out in the adjoining zone.</p> <p data-bbox="411 999 1382 1178">Further assessment of this clause, particularly subclause 3, will be provided in the EIS. Notwithstanding this, it is noted that development for the purposes of <i>underground car parks</i>, <i>earthworks</i> and <i>temporary structures</i> are permitted with consent in both the RE1 and B4 zones. The early works will facilitate a future underground car park.</p> <p data-bbox="411 1211 1334 1245"><b><i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i></b></p> <p data-bbox="411 1272 1366 1305">The consent authority is to have regard to the following matters of consideration:</p> <ul data-bbox="411 1323 1434 1469" style="list-style-type: none"> <li>▪ Part 3, Division 5 Electricity transmission or distribution, Subdivision 2 Development likely to affect an electricity transmission or distribution network</li> <li>▪ Part 3, Division 15 Railways, Subdivision 2 Development in or adjacent to rail corridors and interim rail corridors—notification and other requirements</li> </ul> <p data-bbox="411 1496 1414 1675">The consistency of the proposal with these provisions will be detailed in the EIS, and where required will contain an outline of any mitigation measures required to ensure the structural stability and to reduce construction impacts associated with the proposed works. The application will be notified to Sydney Metro within 7 days after the application is made for their consideration prior to the determination.</p> <p data-bbox="411 1709 1358 1742"><b><i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i></b></p> <p data-bbox="411 1769 1422 1984">The site is located within the Sydney Harbour Catchment area and the Foreshores and Waterways area. Therefore, the consent authority is to consider Part 10.3 Foreshore and Waterways Area, Division 2 Matters for Consideration of the Biodiversity and Conservation SEPP with regards to the maintenance, protection and enhancement of views, biodiversity, public access and relationship with the waterway and foreshore uses.</p>

Matter	Guidance
	<p>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 relating to sub-surface early works, the proposal will not have significant view or visual impacts, or impact on the use of the foreshore and waterway zone.</p>
	<p><b><i>Sydney Local Environmental Plan 2012</i></b></p> <p>The Sydney LEP 2012 does not apply to the site and as such is not a relevant matter for consideration of the consent authority.</p>
	<p><b>Sydney Development Control Plan 2012</b></p> <p>The Sydney DCP 2012 does not apply to the site and as such is not a relevant matter for consideration of the consent authority.</p>

## 5. COMMUNITY ENGAGEMENT

The following sections of the report describe the engagement activities that have already been carried out for the project and the engagement to be carried out during the preparation of the EIS. This section has been prepared with input from the Community Engagement consultant WSP.

### 5.1. ENGAGEMENT CARRIED OUT

Throughout the ongoing planning and design phase of both the early works proposed under SSD-39587022 and this SSDA, the Applicant has been engaging with the key agency stakeholders. This includes Sydney Metro, Sydney Water and Ausgrid in respect of the proposed interface works and construction management processes.

It is noted that Infrastructure NSW (the applicant for MOD 9) has engaged with the various stakeholders with regard to the approved Concept Plan MP06\_0162, subsequent modifications as well as the pending MOD 9, where community views have been sought and considered. Consultation specifically in relation to this Scoping Report has not yet been completed, however this application provides opportunities to engage with the local community on a range of matters.

### 5.2. COMMUNITY VIEWS

Given the nature of works involving below ground early works and site establishment, the project is considered unlikely to have significant community feedback. However, the applicant is committed to ensuring the local community is aware of and can comment on the proposed works. This will be achieved through the implementation of an appropriate community stakeholder consultation strategy.

WSP has identified the following likely matters of interest to residents and surrounding stakeholders:

- Measures to mitigate amenity impacts due to construction including noise, dust and air quality
- Site health and safety
- Timing and duration of works including the extent of night works planned
- Protection of nearby heritage buildings
- Cumulative impacts of the early works and other construction activities works within the precinct
- Pedestrian and cycle access to the foreshore and along Hickson Road
- Traffic impacts and worker parking in surrounding streets
- Community relations program to support construction including processes.

### 5.3. ENGAGEMENT TO BE CARRIED OUT

In accordance with the DPE's expectations around early and effective engagement for State significant projects, it is advised that engagement will be carried out prior to lodgement of the EIS and detailed appropriately in the EIS in accordance with the DPE's *Undertaking Engagement Guidelines for State Significant Projects*. The EIS for the early works will outline the detailed engagement strategy for all stages of the planning process and through to construction works and will be supported by a program of targeted communication and engagement method. This could potentially include a project website, 1800 number and call centre, project updates in the form of newsletters, e-newsletters and emails, site signage and noticeboards, doorknocks, meetings and presentations to key stakeholders and a place manager in the future for when higher impact and longer duration construction activities are underway. These methods of engagement will be clarified in the EIS.

It is anticipated that the following stakeholders will be engaged at various stages throughout the process (where required):

- Infrastructure NSW
- Sydney Metro
- Transport for NSW

- NSW Environment Protection Authority (EPA)
- Sydney Water
- City of Sydney
- The City of Sydney's Aboriginal and Torres Strait Advisory Group
- Environment and Heritage Group
- Registered Aboriginal Parties
- NSW Heritage Council
- Heritage NSW
- Crown Sydney Hotel Resort
- Surrounding residents and business in Millers Point, Kent Street and Walsh Bay

It is anticipated that feedback provided will assist in finalizing:

- The early works Community Relations Plan,
- Construction and Environmental Management Plan (CEMP), and
- Construction Pedestrian and Traffic Management Plan.



## 6. PROPOSED ASSESSMENT OF IMPACTS

The key planning considerations relevant to the construction of the proposal have been identified below, including a brief discussion of their relevance to the SSDA. 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 **Appendix A**.

### 6.1. MATTERS REQUIRING FURTHER ASSESSMENT IN THE EIS

#### 6.1.1. Hazards and Risks

##### 6.1.1.1. Remediation

The Barangaroo precinct has been previously investigated for environmental contamination extensively, with subsurface contamination requiring remediation and management throughout the development of the precinct.

Previous environmental investigations conducted on the site have identified soil as being contaminated with hydrocarbons, metals and asbestos-impacted fill material. Given the site's well-documented history as reclaimed land and the extensive investigations previously undertaken, it is acknowledged that geotechnical and contamination matters will need to be addressed to ensure appropriate excavation, suitable structural designs and to appropriately address statutory contamination requirements (Hazard and Risk SEPP) and mitigation measures for the proposed scope of works.

An existing and approved Remediation Action Plan (RAP) was prepared by JBS (Rev H, May 2013), as well as the Central Barangaroo Site Audit Statement (SAS) / Side Audit Report (SAR) (GN439B-5, 31 July 2013). These documents are applicable to the site and remain suitable for the proposed works.

This application seeks to remediate the site area the subject of the proposed bulk excavation and other early works, treat and dispose of contaminated material off-site at a suitable waste management facility. The remediation works will be completed in accordance with the JBS RAP (May 2013).

As noted in the Suitability of the JBS RAP letter (dated 15 November 2021) prepared by Site Auditor Rambol for the MOD 9 application, the potential implications of variations in the proposed early works (primarily bulk excavation) that were not considered in the RAP will be adequately addressed by additional documentation to be prepared and approved by the Site Auditor prior to the commencement of works, in accordance with the SAR/SAS.

In accordance with the Central Barangaroo SAR/SAS, a draft Remediation Works Plan (**RWP**) will be submitted with the application to outline the sequence of proposed remediation and validation tasks. A final RWP will be prepared and reviewed by the Site Auditor prior to undertaking any physical works.

Where required, other supplementary plans which may include a, Validation Sampling and Analysis Quality Plan (**VSAQP**), Construction Quality Assurance Plan (**CQAP**), Construction Environmental Management Plan (**CEMP**), Asbestos Management Plan (**AMP**) and Long-Term Environmental Management Plan (**LTEMP**) will be prepared and reviewed by the Site Auditor prior to the commencement works.

Following the development, implementation and completion of any works outlined in the RAP, RWP, CEMP, CQAP, VSAQP, AMP and LTEMP, the site will be suitable for its future use as a mixed-use precinct in accordance with the approved Concept Plan (MP 06\_0162).

##### 6.1.1.2. 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. A Preliminary Operational Waste Management Plan is not required to be submitted considering the nature of the works relating to early works only with no operational aspects. All demolition, construction waste will be reused or recycled where possible.

It is noted that waste classification and validation testing of all excavation materials will be conducted prior to their off-site disposal at appropriate licensed facilities. This will be completed by a remediation contractor and appropriately detailed in the EIS.

A Preliminary Construction and Environmental Management Plan (**CEMP**) will be prepared and provided as part of the EIS. The CEMP will detail:

- Timing of construction works to be undertaken;
- Construction hours of operation and programme (including any staging);
- Site establishment zone and temporary structures (e.g. site accommodation);
- Plant and materials handling strategy;
- Construction traffic and pedestrian, noise and vibration, soil erosion, air quality and dust control and stormwater management;
- Environmental management strategies during construction; and
- Waste management.

The CEMP will consider the adjacent works undertaken as part of Early Works SSDA-39587022.

A Preliminary Construction Pedestrian and Traffic Management Plan will also be prepared as part of the EIS documentation which will outline proposed traffic control and pedestrian management plans, construction vehicle movements / routes and how any potential impacts on the surrounding movement networks would be managed and mitigated during construction phase of the works. Wulugul Walk will not be affected by the proposed works.

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, ongoing development in Barangaroo South and future proposed upgrade works to Hickson Road. In this respect, specific consultation on this matter with adjoining landholders, Sydney Metro and Transport for NSW has commenced and will continue.

#### **6.1.1.3. Stormwater Management**

Stormwater impacts associated with the proposed early works will be assessed by a qualified consultant and the assessment will be provided with the submission of the EIS. A Stormwater Management Plan and Sediment & Erosion Control Plan will accompany the EIS submission and will provide details regarding proposed onsite stormwater management, as well as any proposed water capture and reuse and erosion and sediment control measures required to mitigate offsite impacts. The proposal will include the provision of temporary flood control walls adjacent the perimeter of land being excavated to manage stormwater.

#### **6.1.1.4. Climate Change**

The EIS will address the impacts of climate change, particularly sea level rise, and the proposed measures to mitigate this impact. The scale, construction methodology and materiality of the perimeter retention wall will consider these future changes and will incorporate mitigation measures where required. This will inform the design and asset life of the proposed early works.

### **6.1.2. Amenity**

#### **6.1.2.1. Air Quality**

An Air Quality Impact Assessment will be prepared and submitted as part of the EIS to ensure no adverse effects on local air quality. During construction, potential air quality and odour impacts may include:

- Monitoring for airborne asbestos fibres circulated as a result of remediation activities;
- Dust emissions from excavation and materials handling;
- Heavy metals detected within the soil may be released to the air attached to the dust;
- Combustion emissions from mobile and plant equipment during construction; and

- Odour impacts from exposure of soil contaminants during excavation activities and treatment of contaminated ground water during excavation.

Air quality will be managed through appropriate mitigation measures such as the implementation of a CEMP. During remediation works, the ambient air surrounding the works will be monitored by a photo-ionisation detector (**PID**) to measure the presence of volatile organic compounds (VOCs), as well as specific monitoring for airborne asbestos fibres.

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. This plan will be submitted within the EIS documentation as required.

#### **6.1.2.2. Noise and Vibration**

A Noise and Vibration Impact Assessment will be prepared in accordance with the relevant NSW Environment Protection Authority (**EPA**) or other relevant industry guidelines and submitted as part of the EIS. The assessment will detail the demolition and construction noise and vibration impacts on nearby sensitive receivers and structures (specifically the Barangaroo Metro Station ‘metro box’ and tunnelling works) and will outline the proposed management and mitigation measures to be implemented.

As the SSDA relates to early construction works, the primary assessment guideline for the EIS will be the EPA Interim Construction Noise Guideline. The guideline indicates that a quantitative analysis for the noise impacts should be undertaken, which will be used to develop appropriate noise mitigation for the SSDA.

The ambient noise levels surrounding the site are currently impacted by noise from nearby, long term and major construction activities, which accordingly precludes the long-term measurement of the true level of ambient noise at the site. Accordingly, the Acoustic Impact Assessment will seek to rely upon historical noise data from the site collected between 2010 – 2015, supplemented with short-term monitoring undertaken at the site during “builders RDOs” where there is no or minimal activity on the site.

The applicant will seek to discuss this methodology further with the DPE during the pre-lodgement phase, in order to ensure support for the proposed assessment approach.

### **6.1.3. Built Environment**

#### **6.1.3.1. Infrastructure**

A Utilities and Infrastructure Assessment will be prepared and submitted as part of the EIS. The assessment will identify existing services and assess potential impacts of the proposed early works on existing utility infrastructure and service provider assets in proximity to the proposed works, and in consultation with relevant service authorities.

As previously highlighted, the location of the works is in proximity to a number of existing and proposed service utilities including the Sydney Water Pump Station, Sydney Metro pile wall, and an existing substation (which is proposed to be de-commissioned and removed as part Early Works SSDA-39587022 (refer **Section 1.4.3**)). As such, the coordination of services and utilised will be a key consideration in the EIS.

The junction between the northern extent of the proposed wall and the existing Sydney Metro pile wall will be coordinated with Sydney Metro, structural engineering and water-proofing consultant. Further detail will be provided in the EIS submission. It is anticipated that the SEARs will require the applicant to prepare a report demonstrating compliance with the Sydney Metro Underground Corridor Protection Guidelines. It is acknowledged that engagement with Sydney Metro will be key to this process and this engagement has commenced.

Given the proposal relates to early works with no “operational” development, it is not anticipated that there will be a need for any significant infrastructure upgrades. However, this will be investigated in coordination with relevant service authorities and any necessary infrastructure works will be outlined as part of the EIS.

#### **6.1.3.2. Visual Amenity**

The proposed works are contained entirely below ground level, allowing future applications to provide a high-quality public domain above ground. A range of temporary structures will be provided above ground as part of these works, within the site construction establishment zone as illustrated in the Architectural Plans at **Appendix B**.

It is anticipated these temporary structures will occupy the site during the duration of the Central Barangaroo construction works. The site is already segregated from publicly accessible areas by existing A-Class hoarding around the full extent of the site with clear and accessible pathways of travel already identified. This will ensure construction activities are isolated from the public domain and mitigate any potential visual impacts for pedestrians. The EIS and accompanying CEMP will investigate whether any additional screening or treatment of existing hoarding will be required.

## 6.1.4. Heritage

### 6.1.4.1. European Heritage

An identification of items and areas of heritage significance in the broader Barangaroo precinct is provided in the following table.

**It is noted that there are no heritage items within the Central Barangaroo site.**

Table 5 Identification of heritage items proximate to the site

Item	Type	Listing	Location
Dalgety Bond Store	Heritage item	Identified as a heritage item in the State Environmental Planning Policy (Major Development) 2005, Sydney LEP 2012, and NSW State Heritage Register	Located within Barangaroo Reserve (north Barangaroo), immediately to the north of the Central Barangaroo site
		Located within the SHR conservation area listing for the Millers Point and Dawes Point Village Precinct	
		Infrastructure NSW S170 Heritage and Conservation Register	
Munn's Slipway	Heritage item	Infrastructure NSW S170 Heritage and Conservation Register	Located within Barangaroo Reserve in Nawi Cove
SPS 14 – Sewage Pumping Station No. 14	Heritage item	Infrastructure NSW S170 Heritage and Conservation Register	Located within Barangaroo Reserve at 4 Towns Place, Barangaroo

The following conservation areas are located in the vicinity of the Barangaroo precinct:

- Millers Point & 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 views and vistas to, from and across the site. These views demonstrate a historical relationship between the housing along High Street and the former wharves of Darling Harbour, and from Observatory Hill west over the conservation area to the harbour.

The visual relationship connecting the residential areas of Millers Point to the former industrial wharves and the harbour provides evidence of their historical connection and informs the setting of the High Street Terraces and the state significant Millers Point/Dawes Point Village Precinct.

The scope and nature of the works are not of a scale that would significantly impact the heritage significance of the above heritage items or heritage-significant views. The below-ground works will have no impact on view corridors towards the heritage items, the heritage significant views themselves, or the interpretation of the significance of these items.

Notwithstanding this, the EIS will be accompanied by a Heritage Impact Statement which considers both the State and local heritage listings, further discusses any associated impacts and outlines mitigating measures proposed (if necessary). It will also address the relevant considerations under clause 21 of Appendix 5 of the Eastern Harbour Precincts SEPP.

#### 6.1.4.2. Aboriginal and Cultural Heritage

The proposed works are primarily below ground and as such the EIS will be accompanied by a detailed level of assessment of potential impacts on historical and Aboriginal archaeology within the site.

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, statutory and non-statutory registers, landscape analysis and review of historical land use, there are no previously identified Aboriginal objects or places registered within the subject area. As the former coastline is located outside the subject area, the hydrology of the subject area is not considered to be archaeologically sensitive under the Due Diligence Code.

In addition, following a comprehensive review of the relevant statutory registers to identify archaeological relics within or in proximity to the site, Urbis has identified low archaeological potential for European settlement phase (1788-1820), moderate archaeological potential between 1820s – 1960s, and high archaeological potential for the most recent phase of land use since the 1960s.

In summary whilst the site is highly disturbed (due to historical occupation) and the likelihood for Aboriginal archaeological relics on the site is low, the site does have potential for historical archaeological relics associated with occupation of the site from the 1820s.

The proposed works involve excavation and as such the nature of the impact would be direct. Accordingly, this matter will be subject to a detailed level of assessment and an Aboriginal Cultural Heritage Assessment Report and Historical Archaeology Assessment will accompany the EIS.

## 6.2. MATTERS REQUIRING NO FURTHER ASSESSMENT

**Table 8** below summarises the relevant matters that require no further assessment in the EIS.

Table 8 No additional assessment requirements

Issue	Justification
Biodiversity	<p>Clause 7.9(2) of the <i>Biodiversity Conservation Act 2016</i> provides that:</p> <p><i>(2) Any such application is to be accompanied by a biodiversity development assessment report unless the Planning Agency Head and the Environment Agency Head determine that the proposed development is not likely to have any significant impact on biodiversity values.</i></p> <p>A request to waive the requirement to submit a BDAR report has been prepared by an AEP and is provided at <b>Appendix D</b> for the DPE and delegated Environment Agency Head in the Environment and Heritage Group's (<b>EHG</b>) consideration.</p> <p>Given the lack of any biodiversity values at the site and the highly urbanised nature of the surrounding area, a BDAR waiver application is considered appropriate for this assessment. Accordingly, it is proposed that this consideration will not be assessed within the EIS documentation should a formal waiver be granted.</p>

Issue	Justification
Hazard and Risks – Bushfire, Biosecurity, Land movement	The site is not identified as bushfire prone land.  The existing and proposed operations are not classified as hazardous or offensive development or a biosecurity risk.
Air – gas	The proposal is for early works only and as such there will be no future operation which will emit any gases that warrant assessment such as greenhouse gas.

## 6.3. ANTICIPATED DELIVERABLES

To assist in informing the SEARs, the following are the expected deliverables (reports & documentation) to support the EIS for the SSDA:

- Environmental Impact Statement (EIS)
- Site Survey Plan
- QS Cost Summary Report
- Architectural Plans (site/context plans, wall setout plans, sections of underground works such as perimeter wall, excavation etc)
- Stormwater (or Integrated Water Management Plan) and Flooding Assessment Report
- Utilities and Infrastructure Report
- Geotechnical Impact Assessment
- Draft Remedial Works Plan (**RWP**) prepared in accordance with the existing approved Remedial Action Plan (**RAP**), Site Audit Report/Statement (**SAR/SAS**).
  - Any additional documents will be prepared as required.
- Hazard Assessment / Hazardous Material Survey
- Air Quality Impact Assessment
- Noise and Vibration Impact Assessment (construction)
- Waste Management Plan (demolition & construction)
- Construction Environmental Management Plan (**CEMP**) and Staging Plan
- Construction Pedestrian & Traffic Management Plan (**CPTMP**)
- Archaeological Investigation Assessment
- Aboriginal Cultural Heritage Assessment
- Heritage Impact Statement (Aboriginal & European heritage)
- BDAR Waiver.
- Consultation / Engagement Report
- Sydney Metro Protection Report

## 7. CONCLUSION

The purpose of this report is to request SEARs for the preparation of an EIS to support the proposed early works at Central Barangaroo. Aqualand is committed to working with key stakeholders, including State Government agencies, relevant authorities and the City of Sydney Council to deliver the proposed early works whilst ensuring minimal impact during construction.

This SEARs request outlines the approval pathway for the application, the legislative framework, and the key matters for consideration in the assessment of the application. The EIS will demonstrate how the proposal is suitable for the site and the potential environmental impacts can be appropriately mitigated, minimised, or managed to avoid any unacceptable impacts.

We trust that the information detailed in this letter is sufficient to enable the DPE to issue site-specific SEARs to guide the preparation of the EIS.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.



**APPENDIX A**

**SCOPING SUMMARY TABLE**

## **APPENDIX B**

## **PRELIMINARY CONCEPT ARCHITECTURAL DRAWINGS**

**APPENDIX C**

**QS COST SUMMARY ESTIMATE  
STATEMENT**

## **APPENDIX D**

## **BDAR WAIVER REQUEST**