



Project Name: Central Barangaroo Early Works  
Case ID: SSD-39587022

### Applicant Details

#### Project Owner Info

Title	Mr
First Name	Victor
Last name	Kardash
Role/Position	Technical Director - Structures
Phone	0409017291
Email	victor.kardash@aqualand.com.au
Address	AUSTRALIA SQUARE 264-278 GEORGE STREET SYDNEY , , 2000 , AUS

#### Company Info

Are you applying as a company/business?

Yes

Company Name	AQUALAND B DEVELOPMENT HOLDING PTY LTD
ABN	39612713916

#### Primary Contact Info

Are you the primary contact?

Yes

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

#### Address

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

### Political Donations

Do you need to disclose a political donation?

No

### Development Details

#### Project Info

Project Name	Central Barangaroo Early Works
Industry	Residential & Commercial
Development Type	Residential & Commercial
Capital Investment Value (excl GST)	AUD15,600,000.00
Indicative Operation Jobs	0
Indicative Construction Jobs	39
Dwellings	0

#### Description of the Development/Infrastructure

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

#### Description of Changes

Briefly describe the proposed changes to the application

#### Concept Development

Are you intending to submit a concept or staged application?

No

### Site Details

#### Site Information

Site Name	Central Barangaroo
Site Address (Street number and name)	Headland Park and Barangaroo Central, Hickson Road, Barangaroo
Site Co-ordinates - Latitude	-33.860438
Site Co-ordinates - Longitude	151.202

## Local Government Area

Local Government	District Name	Region Name	Primary Region
City of Sydney	Eastern City District	Sydney	<input checked="" type="radio"/>

Lot and DP

Lot 52 of DP 1213772

## Landowners Consent

**Is Landowner's consent required?**

Yes

**Do you have the written consent of all landowners?**

Yes

## Attachments

File Name Land Owners Consent\_Central Barangaroo Early Works SSDA-01

**Does the development application relate to land owned by a Local Aboriginal Land Council?**

No

## Statutory Context

### Justification and Permissibility

#### Reason why the proposal is State significant

Pursuant to clause 3 of Schedule 2 of the State Environmental Planning Policy (Planning Systems) 2021, the proposed early works are classified as SSD given the proposal has 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.

Which State Environmental Planning Policy (SEPP) does your application relate to?

Schedule 2: SSD - Specified Sites (Planning Systems SEPP 2021)

Schedule 2: SSD – Specified Sites

#### Section under selected Schedule

Section 3 - Development at Barangaroo

#### Permissibility of Proposal

Permissible with consent

### Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?

No

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

No

Is the development biodiversity compliant? (refer to [section 28 of the Environmental Planning and Assessment Regulation 2021](#))

No

## Other Requirements - Part1

Is the application accompanied by a biodiversity development assessment report (BDAR)?\*

No

Has a BDAR waiver been issued?\*

Yes

Has the development proposal changed in such a way that it is no longer the same as the proposed development that is subject to the BDAR waiver determination?\*

No

Is the land subject to a private land conservation agreement under the Biodiversity Conservation Act 2016?\*

No

Does the application include a site plan of the land, which indicates:

- the location, boundary dimensions, site area and north point of the land
- any existing vegetation and trees on the land
- the location and uses of existing buildings on the land
- the existing levels of the land in relation to buildings and roads
- the location and uses of buildings on sites adjoining the land ?

Yes

Does the application relate to residential apartment development to which State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development applies?\*

No

Does the development involve any subdivision work?\*

No

Does any environmental planning instrument require arrangements for any matter to have been made before development consent may be granted (such as arrangements for the provision of utility services)?\*

No

Does the development involve a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house and other than a temporary structure)?\*

No

Is the development within a wilderness area and the subject of a wilderness protection agreement or conservation agreement within the meaning of the *Wilderness Act 1987*?

No

## Other Requirements - Part2

Does the development involve the erection of a temporary structure?\*

Yes

Does the application include all of the following documentation:\*

Yes

Does the development involve the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant?\*

No

Is the development for the purposes of a manor house or multi dwelling housing (terraces) to which Part 2, Division 1 of Chapter 2 of the State Environmental Planning Policy (Housing) 2021 (the Housing SEPP) applies?\*

No

Is the development referred to in [section 47\(1\)](#) of the Housing SEPP?\*

No

Is the development [BASIX optional development](#)?\*

No

Is the development [BASIX optional development](#) and accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under [section 27](#) of the Environmental Planning and Assessment Regulation 2021 for it to be so accompanied)?\*

No

## Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

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

No

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

No

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

No

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

No

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

Yes

## Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

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

No

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

No

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

No

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

No

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

No

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

No

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

No

## REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

REAP Number

68278

Accredited Organisation

PIA

REAP Name

Jacqueline Parker

I confirm that the above information is correct and matches the declaration contained in the EIS for the project.

Yes

## Attachments

### Attachments

File Name	P0017253_AerialClose_2_0721
File Name	Appendix O_ACHAR Report
File Name	Appendix W_Preliminary CEMP
File Name	Appendix Q_Historical Archaeological Assessment
File Name	Appendix Y_Site Audit Report & Site Audit Statement
File Name	Appendix U_Specialist Engineering Assessment
File Name	Appendix X_JBS Remediation Action Plan 2013
File Name	Appendix P_Heritage Impact Statement
File Name	Appendix W1_Site Establishment Plan
File Name	Appendix C_Response to Concept DA Conditions
File Name	Appendix B_Statutory Compliance Assessment
File Name	Appendix A_SEARs Compliance
File Name	Appendix T_Infrastructure Report
File Name	Appendix E_Mitigation Measures
File Name	Appendix V_Engagement Report 2023
File Name	Appendix D_Engagement Summary
File Name	Appendix F_Cost Estimate
File Name	Appendix F_CIV Letter
File Name	Appendix S_Construction Waste Management Plan
File Name	Appendix R_BDAR Waiver
File Name	Appendix M_Stormwater Management and Flood Report
File Name	Appendix K_Qualitative Air Quality Impact Assessment
File Name	Appendix G_Survey Plan
File Name	Appendix J_Acoustic Impact Assessment
File Name	Appendix N_Remedial Works Plan
File Name	Appendix L_Geotechnical Impact Assess_Rev2
File Name	Appendix N1_Interim Audit Advice
File Name	Appendix I_Traffic and Transport Assessment
File Name	Appendix H_Architectural Plans
File Name	EIS_Central Barangaroo Early Works SSDA