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29 April 2026

Kiersten Fishburn
Planning Secretary
Department of Planning, Housing and Infrastructure
4 Parramatta Square, 12 Darcy Street,
Parramatta NSW 2150

Dear Ms Fishburn,

Section 4.55(1) Modification to SSD-39587022 (MOD 1) Central Barangaroo Early Works – Hickson Road Interface

Beam Planning has prepared this application on behalf of Aqualand B Development Holding Pty Ltd (Aqualand), pursuant to Section 4.55(1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) to modify Development Consent SSD-39587022 relating to the Early Works State Significant Development Application (SSDA) for the Hickson Road Interface works at Central Barangaroo (Lot 51 DP 1301725).

The proposed modification application seeks to make a minor administrative amendment to Condition C22 to allow the staging of the Construction Pedestrian and Traffic Management Plan (CPTMP) and remove the requirement satisfaction of the CPTMP by the Secretary.

This application addresses the applicable provisions of Section 4.55(1) of the EP&A Act and is submitted to the Department of Planning, Housing and Infrastructure (the Department). Given the minor and administrative nature of this modification, the changes will not result in any environmental impacts, and the development remains entirely consistent with that of the approved.

1.0 The Site

The site is located within the Central Barangaroo redevelopment site (Hickson Road, Barangaroo) within the Sydney Local Government Area (LGA). The site is legally described as Lot 51 in DP1301725 and is currently owned by Infrastructure NSW.

2.0 Consent to be Modified and Relevant History

Development Consent (SSD-39587022) was granted by the Independent Planning Commission (IPC) on 29 January 2025 early works to the Hickson Road Interface of Central Barangaroo. Specifically, approval was granted to the following works:

- *Demolition of existing concrete hardstand and temporary pile wall*
- *Construction of a reinforced pile wall along part of Hickson Road*
- *Temporary excavation to facilitate the new pile wall*
- *Local remediation works*
- *Temporary stormwater diversion*
- *Removal of existing electrical assets and construction of two new temporary substations.*

This application represents the first modification to the development consent.

3.0 Proposed Modifications

No modification to the physical works approved under SSD-39587022 are proposed as part of this application. The proposed modification is administrative in nature and specifically seeks minor amendments to Condition C22 relating to the CPTMP.

Deleted words are shown in ~~strike through~~ and proposed words to be inserted are shown in **bold italics**.

CONSTRUCTION PEDESTRIAN AND TRAFFIC MANAGEMENT PLAN SUB-PLAN

C22. Prior to the commencement of any earthwork or construction, the Applicant must ~~submit to the satisfaction of the Secretary a final~~ **prepare a** Construction Pedestrian and Traffic Management Plan Sub-Plan (CPTMP), ~~prepared~~ in consultation with the ~~Sydney Coordination Office~~ **Operations Planning, Coordinator General Division** within TfNSW. The CPTMP **may be staged to reflect the works and** needs to specify matters including, but not limited to, the following;

(a) ...

Justification for Amendment

The early works approved under this development consent are being delivered in stages. Accordingly, the CPTMP will be prepared to align with the timing, extent and nature of each stage of works, rather than as a single, overarching document. This necessitates the proposed amendment to allow the CPTMP to be prepared and implemented on a staged basis to reflect the works being undertaken, and allow the efficient delivery of the approved works and broader Central Barangaroo project.

This application also seeks to remove the requirement for the CPTMP to be submitted to the satisfaction of the Secretary, noting that the plan is prepared in ongoing consultation with the Operations Planning, Coordinator General Division (formerly the Sydney Coordination Office) within Transport for NSW. This approach ensures appropriate oversight and stakeholder engagement is maintained, while removing unnecessary administrative steps and facilitating the timely and efficient undertaking of the approved early works.

4.0 Environmental Impacts

Section 4.55(1) of the EP&A Act requires the consent authority to be satisfied that the proposed modification will result in no environmental impact.

As the proposed modification is administrative in nature, it does not involve any changes to the approved physical works, built form, or mitigation measures previously assessed and approved under the existing development consent. Therefore, the proposed modification will not result in any additional or increased environmental impacts beyond those already assessed and approved under Development Consent SSD-39587022.

5.0 Reasons for Granting Consent

Section 4.55(3) of the EP&A Act requires the consent authority to take into consideration the reasons for approval of the original application. The original application was determined by the Independent Planning Commission, which concluded that *"the Project is in the public interest and should be approved subject to conditions of consent"*. No additional reasons for granting consent were identified in the Statement of Reasons for Decision dated 29 January 2025.

Notwithstanding, the proposed modification is consistent with the public interest and does not alter the intent or objectives of the approved conditions of consent, which were imposed to prevent, minimise and/or offset adverse environmental impacts, establish appropriate performance standards, and provide for ongoing monitoring, reporting and environmental management. Accordingly, the proposal remains consistent with the reasons given for granting the original development consent.

6.0 Conclusion

The application seeks administrative amendments to the conditions of consent to allow the staged preparation of the Construction Pedestrian and Traffic Management Plan Sub-Plan and to remove the requirement for it to be submitted to the Planning Secretary for satisfaction.

Pursuant to Section 4.55(1A) of the EP&A Act, and as outlined in this application, Council may modify the consent as the proposal:

- is of minor nature that relates to administrative changes to the conditions to allow the timely and efficient undertaking of early works, while ensuring the appropriate oversight and stakeholder engagement into management plans is maintained.
- will result in no environmental impact; and
- has adequately addressed the matters for consideration at Section 4.15 of the EP&A Act and the reasons for granting consent in the first place.

The assessment of the prescribed matters has determined that no unacceptable impacts will result from the amended development. Accordingly, we have no hesitation in recommending the Department approve this Section 4.55 modification application as submitted.

Should you have any queries regarding this matter, please do not hesitate to contact me on the details below.

Kind regards,



Sarah Castro

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