

Your reference: SSD 6303
Our reference: EF135222 – DOC14/85173-02
Our contact: Bob Marr

Mr Cameron Sargent
Team Leader
Industry, Social Project and Key Sites
Department of Planning and Environment
23-33 Bridge St
SYDNEY NSW 2001

Attn: Sara Roach

Dear Mr Sargent

The Environment Protection Authority (EPA) refers to your letter dated 27 May 2014 seeking comments on a Development Application and associated documents including an Environmental Impact Statement (EIS) relating to a State Significant Development Application (SSD 6303). The application seeks approval to permit the Stage 1A Public Domain Works at Barangaroo south.

The EPA has reviewed the EIS and offers the following comments:

The EPA notes the application seeks to permit the following works within Stage 1A of Barangaroo South:

- demolition of any existing hardstand areas and site preparation (including excavation and remediation) in the area to the west of the approved Basement Car Park (MP10_0023); and
- construction of the public domain, comprising:
 - the pedestrian lanes, walks and places, including Shelley Lane, City Walk, Union Walk, Transport Place and Hickson Place;
 - the vehicular streets, including Globe Street and Lime Street; and
 - the Waterfront Promenade, including modification to the seawall and temporary public domain within Globe Square.

The public domain works include also, provision of all ground treatments and finishes, landscaping, furniture and fixtures, public domain structures, lighting, civil and stormwater infrastructure and utility services.

On the basis of the information provided the EPA does not anticipate any significant impacts over and above what already occurring and being managed at the site. The EPA notes however, that removal of the hardstand has the potential for some additional noise and dust, and work immediately adjacent to the sea wall needs to be properly managed to ensure no plumes in Darling Harbour. The EPA recommends that all relevant Environmental Management Plans (EMP) are updated to include these works.

Specifically, in relation to **air quality**, based on the information provided, the historical and ongoing air quality management and mitigation framework established at the site (and within other approval processes

for the site), the EPA considers the proposed works generally fall into the low risk category in terms of potential air quality impacts and therefore no additional approval conditions will be necessary.

In relation to **noise & vibration** the EPA recommends the following conditions:

- Work at the premises must be conducted between 7am and 6pm Monday to Friday, 7am to 5pm Saturdays and at no time on Sundays or Public Holidays, unless inaudible at any residential premises; and
- A Construction Noise and Vibration Management Plan (CNVMP) must be developed for the proposal (as already required for other activities in Barangaroo South).

In relation to **waste** the EPA recommends the following conditions:

- Any waste to be disposed offsite, must be classified in accordance with the Waste Classification Guidelines (DECCW 2009) and sent to a place that can lawfully receive that waste; and
- Any asbestos material generated onsite must either be:
 - (i) classified in accordance with DECC 2009 (which may mean that the waste has a higher classification than Special Waste (asbestos waste)) and disposed offsite to a place that can lawfully receive that waste; or
 - (ii) meet the requirements of the Driscoll Report with respect to on-site management.

In relation to **water** the EPA recommends the following condition:

- For any over-water or near water construction activities associated with the seawall modification, a floating turbidity barrier must be installed in Darling Harbour (as proposed in the EIS). Additional sediment and erosion controls including construction material/waste clean-up procedures must be proposed and implemented as per an updated Erosion and Sediment Control Plan.

As you will be aware activities at the Barangaroo site are regulated by conditions attached to Environment Protection Licence (EPL) number 13336 and many of the short-term environmental or amenity impacts associated with this project can be readily regulated by the EPL. Nonetheless, the proponent will need to ensure that all mitigation measures outlined in the EIS, and required in the Department of Planning and Environment's final Approval will need to be carefully implemented to ensure compliance with the EPL.

If you have any queries regarding these matters please contact Bob Marr on 9995 6825.

Yours sincerely



30/6/2014.

Greg Sheehy
Manager Sydney Industry
Environment Protection Authority