

Ricardo Prieto-Curiel
Environmental Manager
Lend Lease Building
30 The Bond, 30 Hickson Road, Millers Point

28 August 2014

Dear Mark

Barangaroo South - Stage 1a Public Domain Works Excavation Works (SSD 6303), Hickson Road, Millers Point

1.0 Introduction

This letter has been prepared by AECOM Australia Pty Limited (AECOM) for Lend Lease Pty Ltd to support the State Significant Development (SSD) 6303 works being completed in the Stage 1a Public Domain. The footprint of the Site is shown on the attached **Figure 6** (denoted by dashed red line).

The objective of this letter is to specifically confirm whether the proposed excavation works in the Stage 1a Public Domain are:

- consistent with the *Amended Remedial Action Plan (RAP), Barangaroo - ORWS Area* (AECOM, 7 July 2011, herein referred to as the *ORWS Amended RAP*); and
- will require amendment of the *ORWS Amended RAP* (AECOM, 2011).

This letter follows from a previous letter prepared by AECOM titled *Barangaroo South – Stage 1a Public Domain Works (SSD 6303), Hickson Road, Millers Point*, dated 15 May 2014 which considered whether the proposed Stage 1a Public Domain development was, among other things, consistent with that contemplated by the *ORWS Amended RAP* (AECOM, 2011). The extent of excavation works required within the Stage 1a Public Domain were not known at the time of the May 2014 letter.

In preparing this letter, AECOM has reviewed relevant parts of the following drawings:

Table 1 Reviewed Lend Lease Development Plans

AECOM Figure No.	Drawing No./Date	Revision	Drawing Title
Figure 1	LD5500010 – 26/08/14	04	Waterfront Promenade
Figure 2	LD0000043 – 26/08/14	04	Levels and Set Out Plans, Sheet 13 of 16
Figure 3	LD0000044 – 26/08/2014	04	Levels and Set Out Plans, Sheet 14 of 16
Figure 4	LD0000045 – 26/08/2014	04	Levels and Set Out Plans, Sheet 15 of 16
Figure 5	LD0000046 – 26/08/2014	04	Levels and Set Out Plans, Sheet 16 of 16
Figure 6	LA_MP_AO_PPR 203 – 22/08/2014	M	Master Plan
Figure 7	B10 CD0000022 - 25/08/14	02	Stage 1A – Internal Works Subgrade Plan Sheet 3
Figure 8	B10 CD0000023 - 25/08/14	03	Stage 1A – Internal Works Subgrade Plan Sheet 4

2.0 Background Information

For clarity, the following terms have been adopted in this letter:

- ‘Stage 1A development area’ – refers to the first development stage of Barangaroo South (refer to the attached **Figure 6**). This general area is also referred to by other documents, including the *ORWS Amended RAP* as the Other Remediation Area (South) (ORWS);

- 'Stage 1A Public Domain' – refers to all open space areas, including roads, walkways and foreshore areas that will be accessible to the Public within the Stage 1a development area (refer to the attached **Figure 6**). It is noted that the commercial and retail building footprints have been approved under a separate development application);
- 'ORWS Public Domain' – the area defined in the *ORWS Amended RAP* (AECOM, 2011) to include the western portion of the Stage 1a development area, west of the Stage 1a basement groundwater retention wall system (refer to Figure 3 in the *ORWS Amended RAP* [AECOM, 2011]); and
- 'ORWS Development Area' – the area defined in the *ORWS Amended RAP* (AECOM, 2011) to include the eastern portion of the Stage 1a development area, east of the ORWS Public Domain (refer to Figure 4 in the *ORWS Amended RAP* [AECOM, 2011]).

3.0 Proposed ORWS Public Domain excavation works

As detailed in **Figure 1 to 8**, the proposed excavation works in the ORWS Public Domain will involve the following:

- Shallow excavation of the ORWS Public Domain will be required to facilitate construction of a continuous planter box over the majority of the ORWS Public Domain footprint;
- The continuous planter box will be capped with a concrete slab (refer to **Figure 1**) limiting the potential for future contact by future land users with the underlying soils (i.e. the general public using the ORWS Public Domain);
- The continuous planter box will be used to provide appropriate growing media for two rows of trees planted along most of the western extent of the ORWS Public Domain (refer to **Figure 2 to 5**);
- The shallow excavation will extend to an approximate Relative Level (RL) of 1.65 m Australian Height Datum (m AHD). Based on the current slab level (which is at approximately RL 2.2 m AHD) excavations below the 0.2 m thick slab will generally be limited to approximately 0.35 m of soil. Some limited areas will be excavated to approximately RL -1.3 m AHD (i.e. approximately 3.3 m below the underside of the 0.2 m thick slab) (refer to **Figures 7 to 8**);
- The width of the bulk excavation works will extend approximately 28 m east from the harbour;
- The proposed finished surface level of the continuous planter box will be approximately 2.85 - 2.90 m AHD (refer to **Figure 1**). On this basis, approximately 1.0 m of fill will be placed within the continuous planter box as a growing medium for the trees;
- Other minor excavation works within the ORWS Public Domain will include the harbour heat rejection outlet works, piles constructed in support of the existing caisson wall, foundation piles constructed in relation to Buildings R8/R9 and excavations for below ground services (including drainage works that may extend to approximately RL -1.3 m AHD).

A retail terrace will be constructed along the eastern extent of the ORWS Public Domain (west of Building R8 and R9) approximately 0.45 m above the finished concrete slab level over the continuous planter box. A suspended 4.0 m wide timber deck (i.e. with a void below) will extend along the western edge of the ORWS Public Domain (i.e. the waterfront boundary with Darling Harbour).

A small raised grass terrace will be constructed at the south east corner of the ORWS Public Domain (west of Building R1) with stairs linking it to the main water front promenade (i.e. the finished concrete slab over the continuous planter box).

It is noted that the depths of excavation anticipated by this letter may be refined as part of the final design process. However, these refinements would not be expected to be more than +/- 0.2 m and therefore would not be expected to impact on the conclusions of this letter.

4.0 Remedial Action Plan

The following Remedial Action Plan (RAP) has been approved in relation to the Stage 1A development area:

- *ORWS Amended RAP* (AECOM, 2011) – prepared for the Stage 1A development area (including Blocks 1 to 3 and the ORWS Public Domain). The *ORWS Amended RAP* (AECOM, 2011) was approved by the Minister of Planning and Infrastructure as part of Major Project MP10_0023 MOD 1 (dated 17 August 2011).

4.1 Land Use within the ORWS Public Domain

Section 1.3.1 of the *ORWS Amended RAP* (AECOM, 2011) states that the proposed land use within the ORWS Public Domain 'will incorporate open space with community, mixed commercial and retail land use, and landscaping (planter boxes, paved area and parking)'.

The proposed land uses in the ORWS Public Domain (which include construction of the planter boxes described in **Section 3.0**) are considered to be consistent with the range of land uses envisaged by the *ORWS Amended RAP* (AECOM, 2011).

4.2 Validation of Bulk Excavation Areas

As discussed in **Section 3.0**, shallow excavation works will be required to facilitate construction of the proposed continuous planter box as shown in **Figure 1**.

Section 16.3.1 of the *ORWS Amended RAP* (AECOM, 2011):

- anticipated that limited excavation works (for example in relation to service trenches) would be required in the ORWS Public Domain (referred to by the RAP as Area A); and
- provided for validation of these limited excavations as follows:
 - Materials exposed by the limited excavations would be subject to visual inspection by a suitably experienced environmental scientist or engineer;
 - Collection of validation samples, where required, from materials which, based on visual and olfactory observations, are observed to be significantly different from those observed during the historic ORWS site investigations; and
 - Collection of validation sample, where required, from the walls and base of the excavation, sample analysis, and assessment of the reported Chemicals of Potential Concern concentrations against the relevant soil SSTCs to confirm suitability.

Section 20 of the *ORWS Amended RAP* (AECOM, 2011) specified contingency provisions would be implemented, in consultation with the NSW EPA accredited site auditor, in the event that unexpected contamination is encountered during the limited excavation works. These contingency provisions may include over-excavation to remove the identified unexpected contamination and validation of the resultant excavation.

It is considered that while the extent of excavation works proposed within the ORWS Public Domain are greater than the limited excavation works anticipated by the *ORWS Amended RAP* (AECOM, 2011), they can be appropriately managed by the provisions of the *ORWS Amended RAP* (AECOM, 2011) as described above.

4.3 Validation of Fill

As discussed in **Section 3.0**, approximately 1.0 m of fill will be placed within the proposed continuous planter box. This will include at least 0.5 m of Suitable Fill placed at the top of the fill layer as required by the *ORWS Amended RAP* (AECOM, 2011). Section 5.2.4.1 of the *ORWS Amended RAP* (AECOM, 2011) requires that:

- Suitable Fill to be used in the upper 0.5 m of the soil profile be validated to meet the following criteria:
 - Terrestrial Soil Criteria (TSC) which are protective of plant health. The TSC are also suitably protective of human health in the ORWS Public Domain land use scenario (refer to Table T17 of the *ORWS Amended RAP* (AECOM, 2011));
 - The Site Specific Target Criteria (SSTC) for Area B (material to be reused within the ORWS Public Domain). Refer to Table T1 of the (refer to Table T17 of the *ORWS Amended RAP* (AECOM, 2011)); and
 - The asbestos SSTCs detailed in Table 10 of the *Addendum to HHERA, ORWS Area* (AECOM, 2013).
- Material excavated from the Site may also be re-used to build up the elevation of the ORWS Public Domain provided that contaminant concentrations are less than the SSTCs and Site Specific Ecological Screening Criteria (SSESC) for Area B (material to be reused within the ORWS Public Domain). Refer to Table T1 of the (refer to Table T17 of the *ORWS Amended RAP* (AECOM, 2011)).

4.4 Removal of Existing Concrete Slabs

Section 1.3.1 of the *ORWS Amended RAP* (AECOM, 2011) anticipates that 'the existing concrete hardstand surfaces are proposed to be retained and perforated (to facilitate the drainage of water through them) within the Public Domain (South)'. The proposed excavation works include removal of the existing concrete slab, which is

considered to be consistent with the requirements of the *ORWS Amended RAP* (AECOM, 2011) in terms of facilitating drainage of water through the existing concrete slab.

5.0 Conclusions

In conclusion, it is AECOM's opinion that the proposed excavation works in the ORWS Public Domain (as described by **Section 3.0**):

- are generally consistent with what was contemplated with the *ORWS Amended RAP* (AECOM, 2011) and can be appropriately managed by that document; and
- Will not require amendment of the *ORWS Amended RAP* (AECOM, 2011).

Yours faithfully



Andrew Rolfe
Principal Scientist
andrew.rolfe@aecom.com

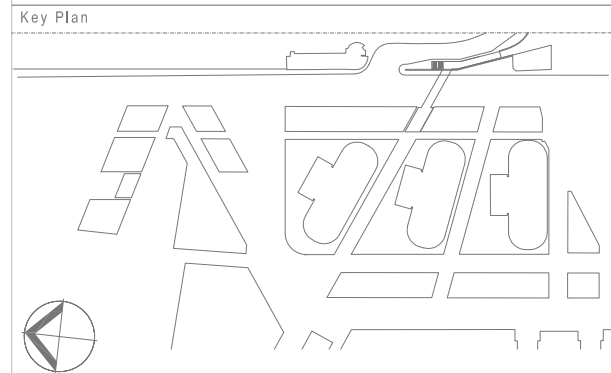
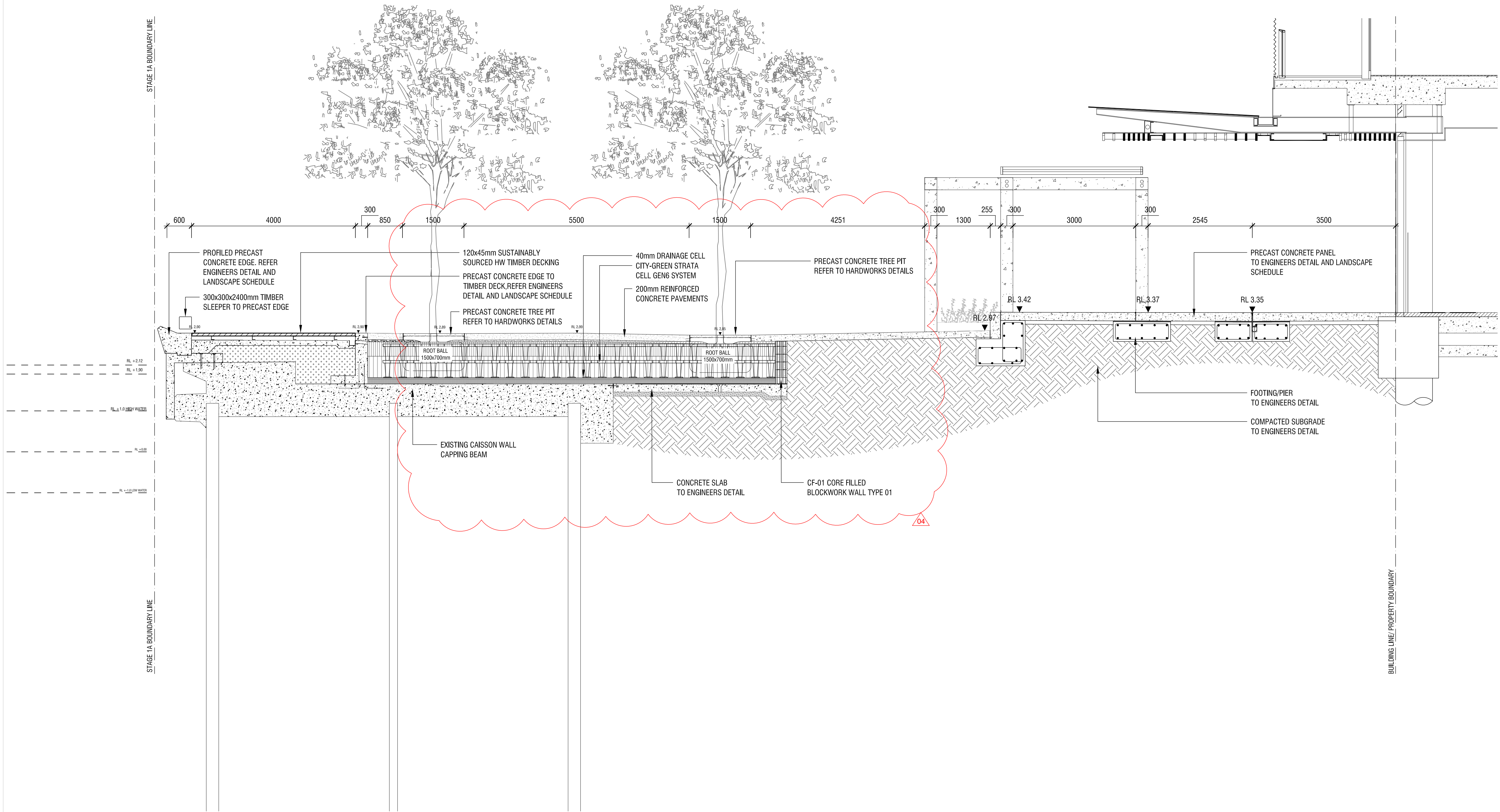
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Attached: Lend Lease Development Plans



Rev.	Item	Revision Description	Date	Rev.	Item	Revision Description	Date
01	-	80% TENDER ISSUE	18.06.2014				
02	-	80% TENDER ISSUE AMENDMENTS	24.06.2014				
03	-	FOR TENDER	04.07.2014				
04	-	TENDER AMENDMENTS	26.08.2014				

NOTES

- Refer to Lend Lease design dwg's for architectural information.
- Landscape design subject to final detailed coordination with architectural, structural and services consultants
- Final plant selection under review
- Proposed works outside the stage 1a boundary are shown as indicative only for information. The works will form part of a future planning application.
- Stage 1B is not in this scope of works.

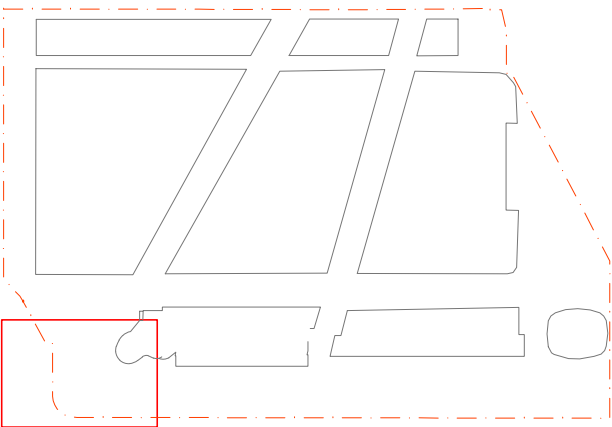
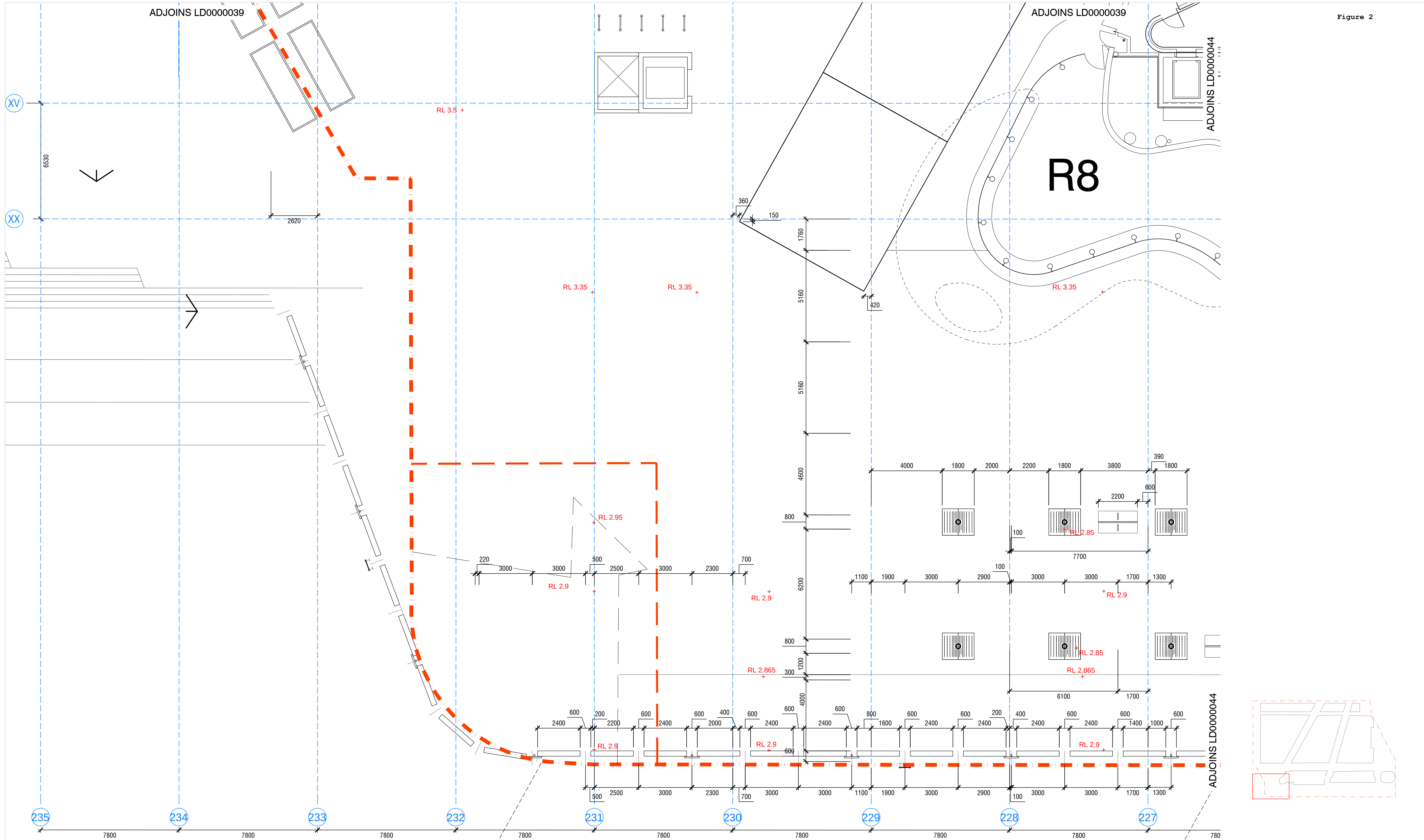
Landscape Architects	ASPECT OCULUS Lend & Lease-61 61 Wentworth St Sydney NSW 2000 T 61 6050 1102 F 61 6050 1102
Collaborating Architects	
Consultant	

Principal	Lend Lease
Developer	Lend Lease
Project Management & Construction	Lend Lease
Design	
30 The Bond 30 Wilson Road Mills Point NSW 2000	www.lendlease.com
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Project	BARANGAROO SOUTH

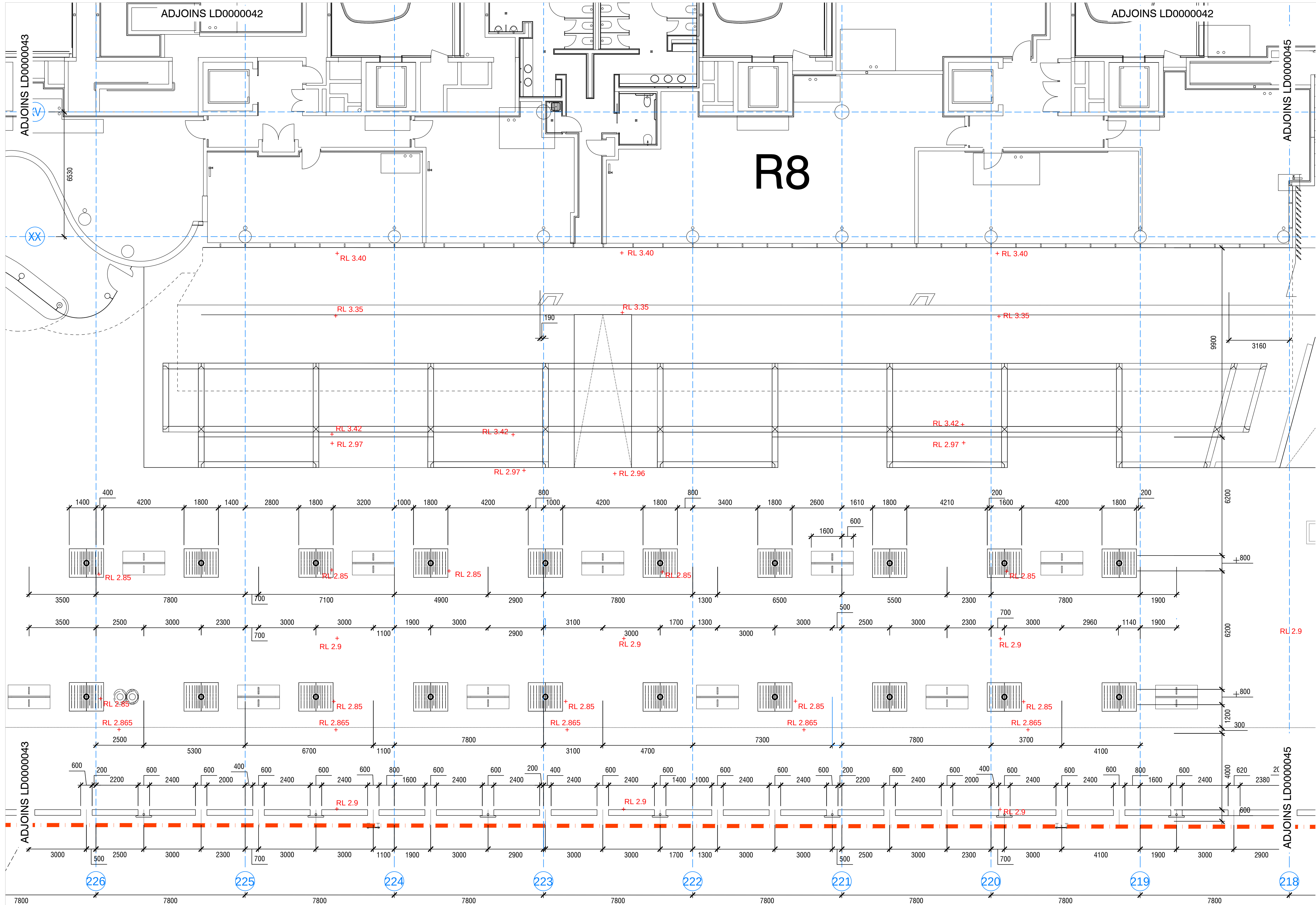
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WATERFRONT PROMENADE				
Drawn By	Date	Checked By	Approved By	Date
BK/J/N/P	11.02.2014	AL	RJ/SC	26.08.2014
Scale:				
1:50 @ A1				
1:100 @ A3				
Project No.	Site No.	Drawing No.	Revision	
161803	B10	LD5500010	04	

Figure 2



Key Plan	01	-	50% TENDER ISSUE	20.06.2014			NOTES - Refer to Lend Lease design dwg's for architectural information. - Landscape design subject to final detailed coordination with architectural, structural and services consultants - Final plant selection under review - Proposed works outside the stage 1a boundary are shown as indicative only for information. The works will form part of a future planning application. - Stage 1B is not in this scope of works.					
	02	-	60% TENDER ISSUE	18.06.2014								
	03	-	FOR TENDER	04.07.2014								
	04	-	TENDER AMENDMENTS	26.08.2014								
Rev.	Item	Revision Description			Date	Rev.	Item	Revision Description			Date	
Landscape Architects		ASPECT OCULUS		Principal		Project		Title				
Collaborating Architects		Lend Lease		Developer		Lend Lease		LEVELS AND SET OUT PLANS				
Consultant		Project Management & Construction		Design		Lend Lease		SHEET 13 OF 16				
		30 The Bond 30 Hickson Road Millers Point NSW 2000		www.lendlease.com				Drawn By Date		Checked By Approved By	Date	
		1:100@A1		1:200@A3		0 2 4		BK/JH/NJP		AL	RJ/SC	26.08.2014
		These designs, plans and specifications and the copyright therein are the property of Lend Lease and shall not be used, modified or copied wholly or in part without the written permission of Lend Lease.						Project No.		Site No.	Drawing No.	Revision
		161803		B10		LD0000043		04				

Figure 3



Key Plan

01	SPL TENDER ISSUE	05.06.2014			
02	60% TENDER ISSUE	18.06.2014			
03	FOR TENDER	04.07.2014			
04	TENDER AMENDMENT	26.08.2014			

NOTES

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Landscape Architects

ASPECT | OCULUS

Collaborating Architects

Consultant

Principal

Lend Lease

Developer

Project Management & Construction

Design

30 The Bend 30 Hickson Road
Millers Point NSW 2000

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Project

BARANGAROO SOUTH

MP

Title

LEVELS AND SET OUT PLANS

SHEET 14 OF 16

Drawn By | Date

Checked By | Approved By

Scale

1:100@A1

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Project No.

Site No.

Drawing No.

Revision

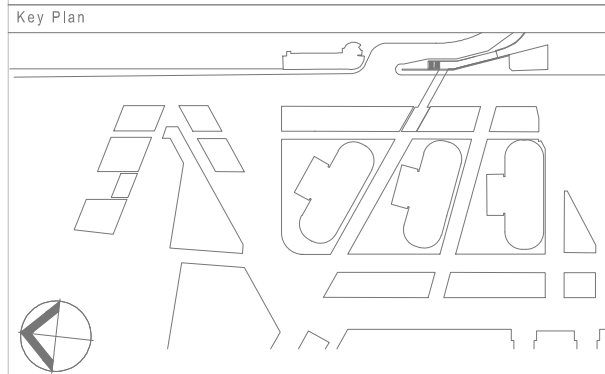
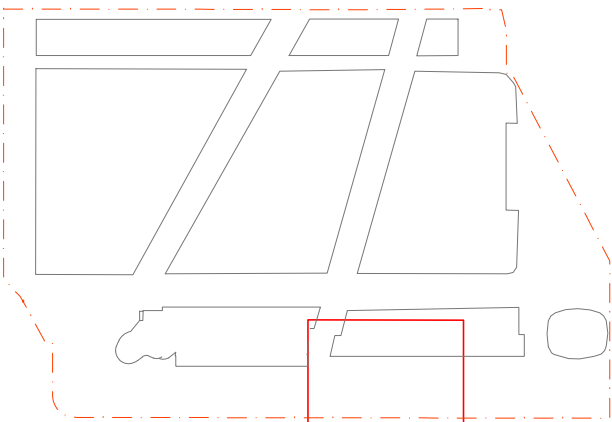
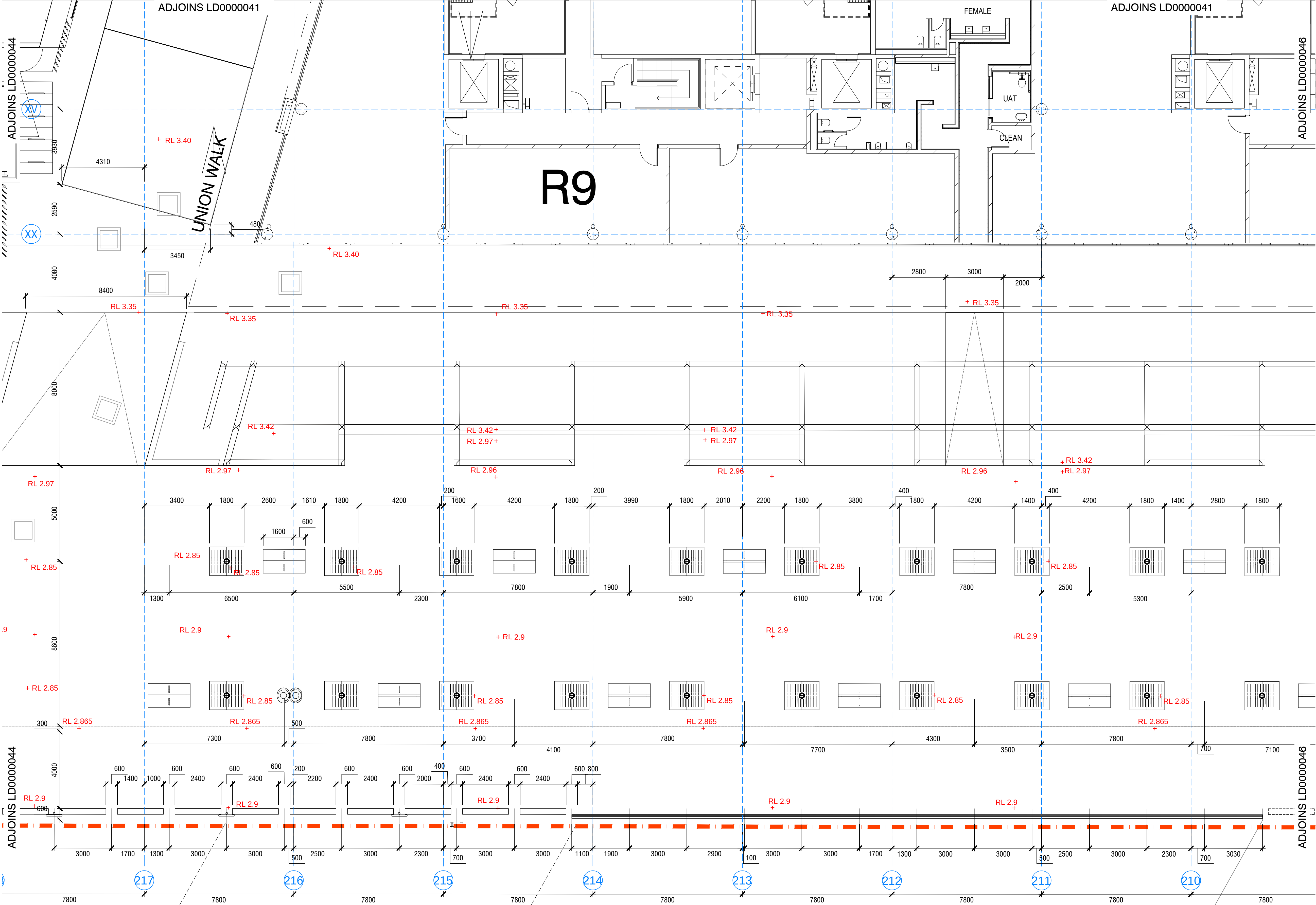
161803

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Figure 4



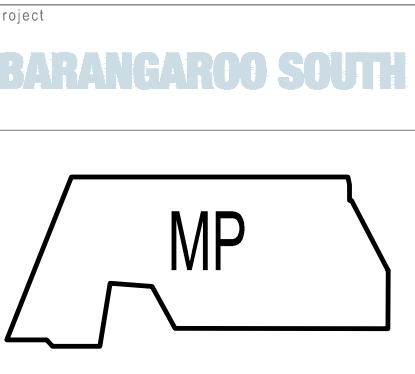
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02	-	60% TENDER ISSUE	18.06.2014		
03	-	FOR TENDER	04.07.2014		
04	-	TENDER AMENDMENT	26.08.2014		

NOTES

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- Final plant selection under review
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- Stage 1B is not in this scope of works.

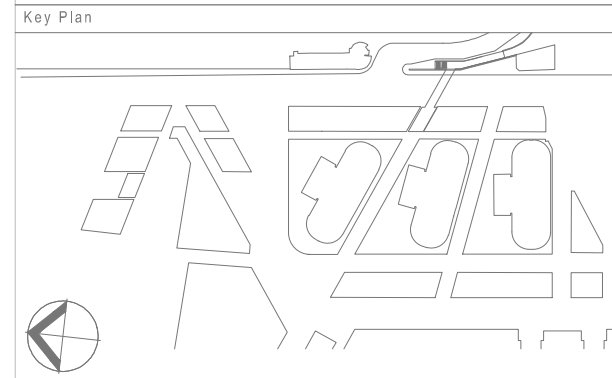
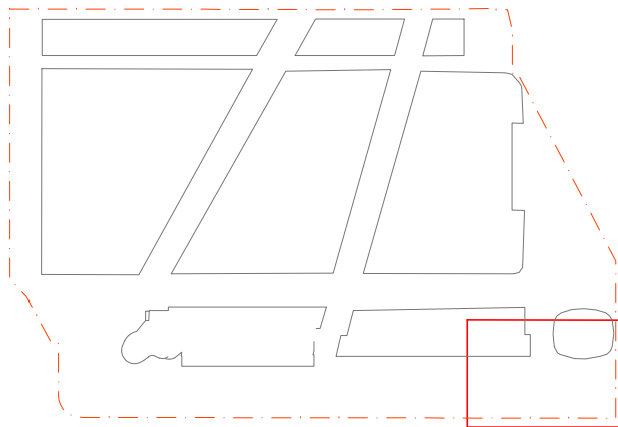
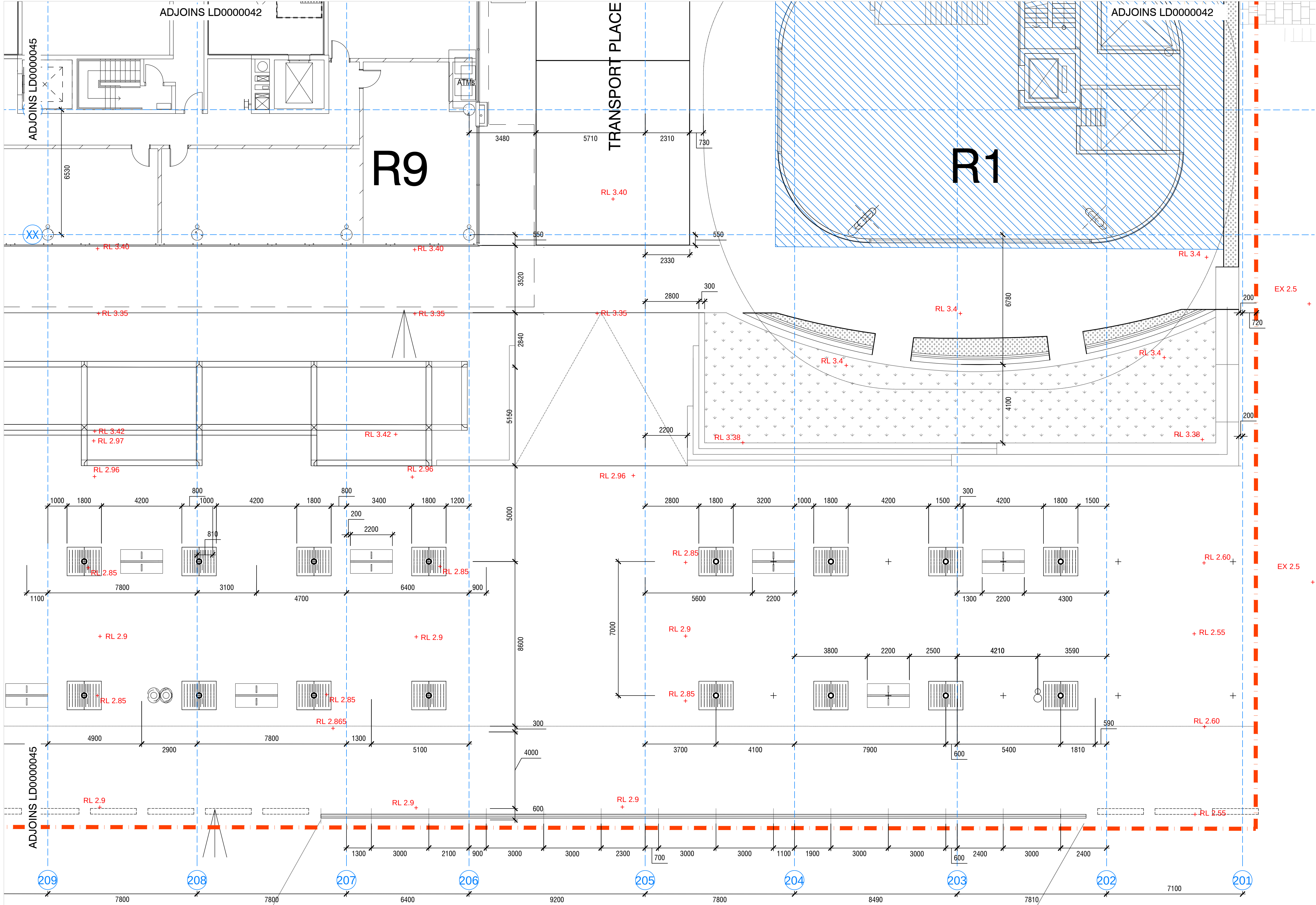
Landscape Architects	ASPECT OCULUS
Collaborating Architects	Lend Lease
Consultant	30 The Bond 30 Hickson Road Millsers Point NSW 2000

Principal	Lend Lease
Developer	Lend Lease
Project Management & Construction	Lend Lease
Design	Lend Lease



Title			
LEVELS AND SET OUT PLANS			
SHEET 15 OF 16			
Drawn By	Date	Checked By	Approved By
BK/JAN/NP	11.02.2014	AL	RJ/SC
Scale	1:100@A1	1:200@A3	0 2 4
Project No.	161803	Site No.	B10
Drawing No.	LD0000045	Revision	04

Figure 5



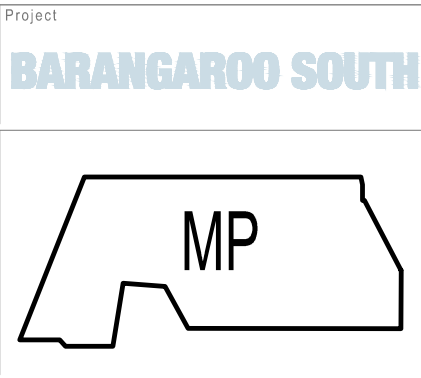
Rev.	Item	Revision Description	Date	Rev.	Item	Revision Description	Date
01	-	50% TENDER ISSUE	05.06.2014				
02	-	80% TENDER ISSUE	18.06.2014				
03	-	FOR TENDER	04.07.2014				
04	-	TENDER AMENDMENT	26.08.2014				

NOTES

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- Proposed works outside the stage 1a boundary are shown as indicative only for information. The works will form part of a future planning application.
- Stage 1B is not in this scope of works.

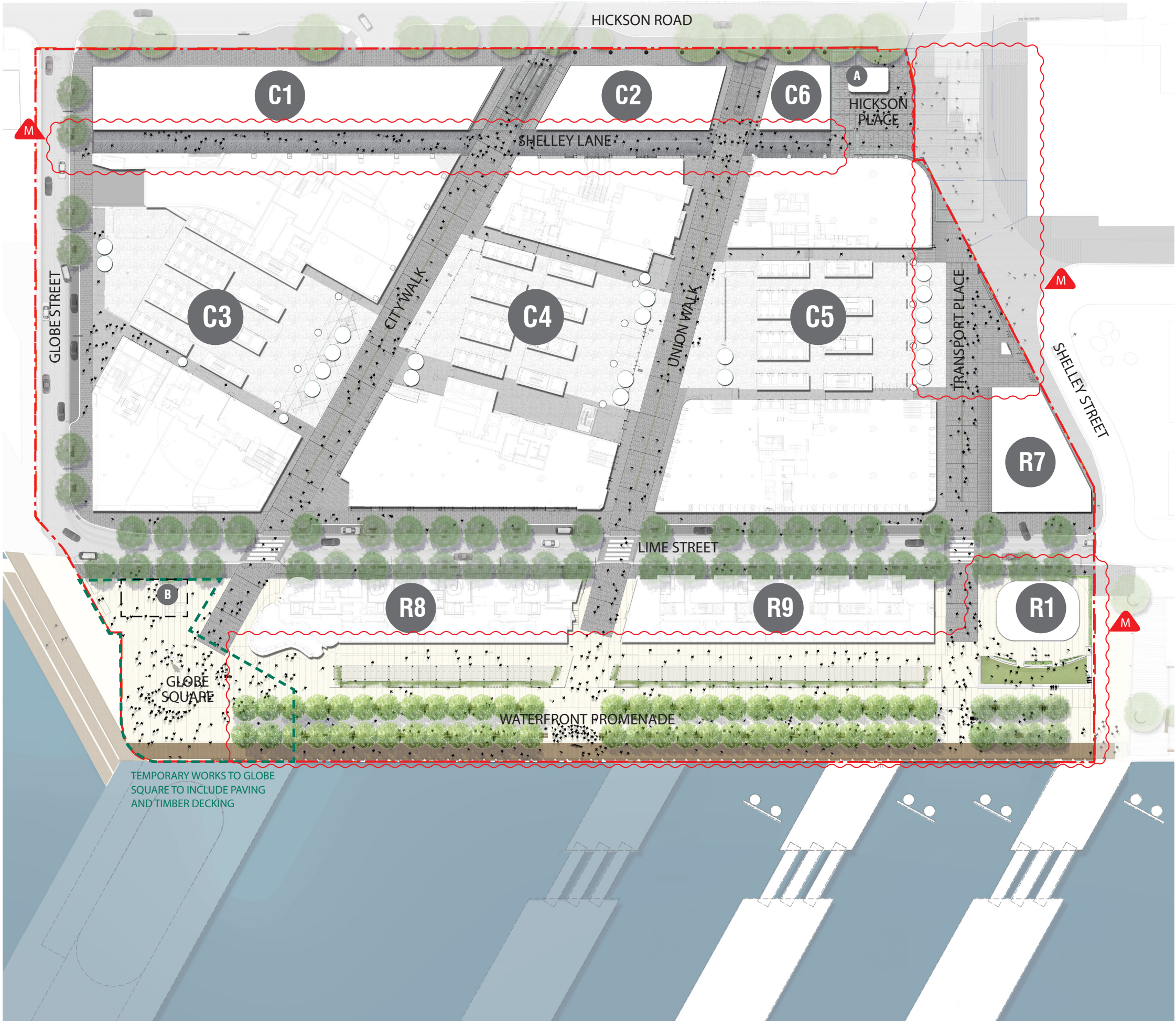
Landscape Architects	ASPECT OCULUS
Collaborating Architects	Lend Lease
Consultant	

Principal	Lend Lease
Developer	Lend Lease
Project Management & Construction	Lend Lease
Design	
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Title LEVELS AND SET OUT PLANS SHEET 16 OF 16			
Drawn By BKJ/NINP	Date 11.02.2014	Checked By AL	Approved By RJ/SC
Scale 1:100@A1	1:200@A3		Date 26.08.2014
Project No. 161803	Site No. B10	Drawing No. LD0000046	Revision 04

Figure 6



KEY

COMMERCIAL BUILDINGS:

- C1
- C2/C6

INTERNATIONAL TOWERS

- C3
- C4
- C5

RESIDENTIAL BUILDINGS:

- R8
- R9

RETAIL

- R7
- R1
- Buildings A & B

--- SITE BOUNDARY

--- TEMPORARY LANDSCAPE FOR FUTURE DEVELOPMENT

NOTES:

Buildings C1, C2, C6, R1 and R7 are shown as indicative only.

Buildings A and B are subject to further design development and form part of future planning applications.

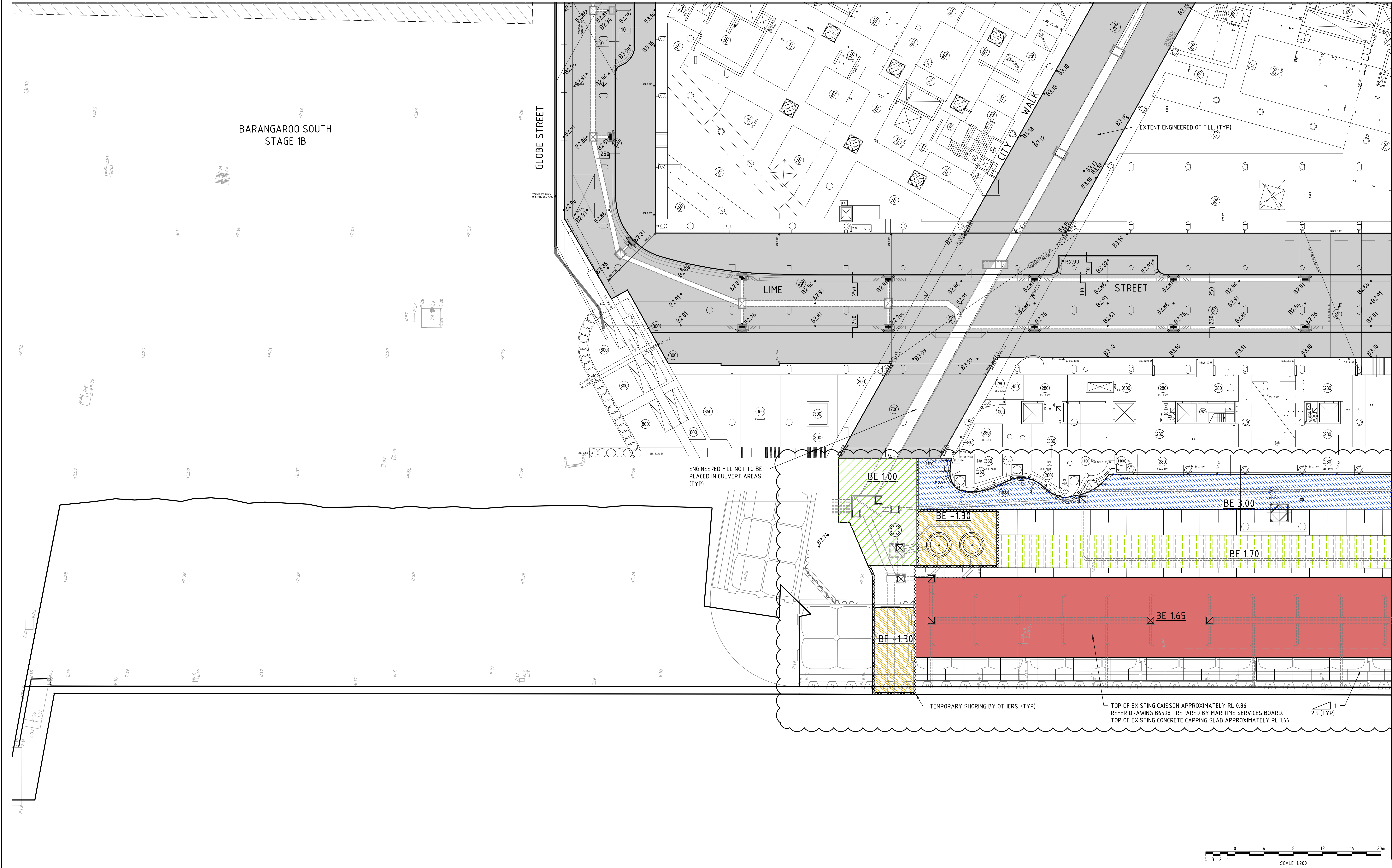
Building A sits within the existing building envelope for C6.

Proposed works shown outside the Stage 1a boundary are shown as indicative only for information. These works will form part of other planning applications.

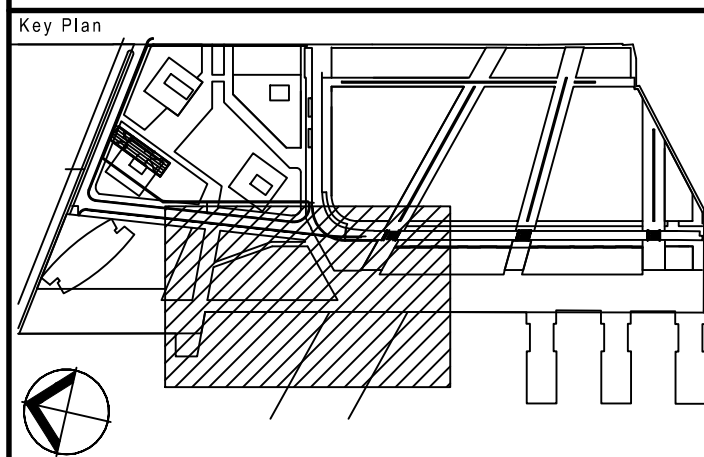
Future levels of Hickson Road are yet to be confirmed. As such access arrangements to Hickson Road are indicative and will be subject to detailed design in accordance with the BCA, relevant Australian Standards and consistent with DDA and CPTED principles.

Wharf delivery by others. Shown indicative only





REFER DRAWING CD0000023 FOR CONTINUATION

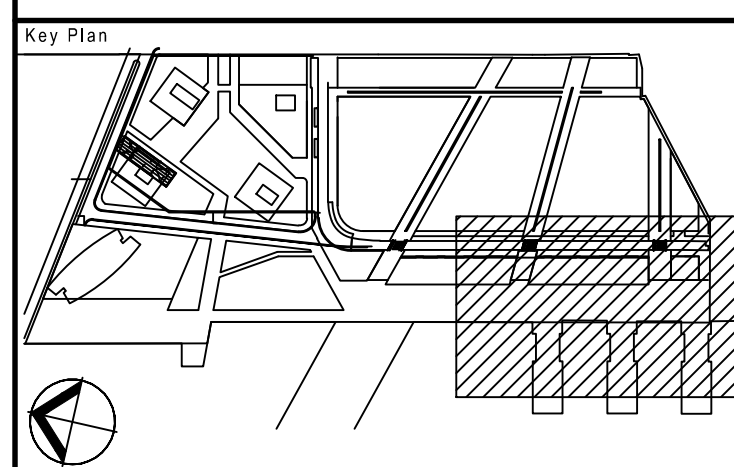
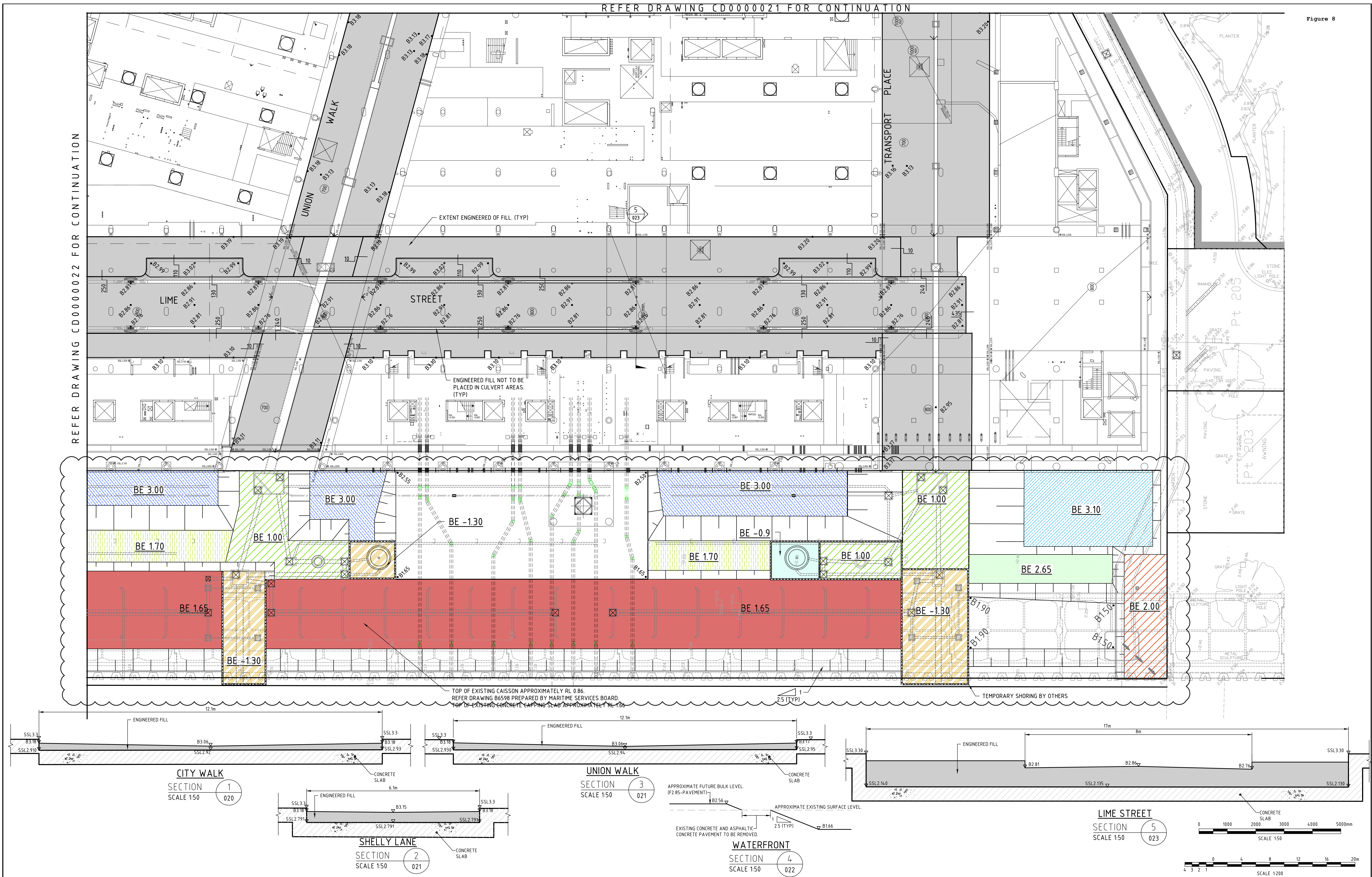


Rev	Item	Revision Description	Date	Rev	Item	Revision Description	Date
2	1	DETAILED EXCAVATION LEVELS TO WATERFRONT ADDED	25.08.14				
1		ISSUE FOR CLIENT REVIEW	06.04.14				

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Lead Architects	RSHP Australia Pty Ltd Ivan Harcourt Principal Architect RAIA NSW A88 8484 Sydney NSW 2000	Principal	Lend Lease	Project	BARANGAROO SOUTH	Time	STAGE 1A - INTERNAL WORKS SUBGRADE PLAN SHEET 3
Collaborating Architects	Lend Lease Graham W Jones Principal Architect FRAIA NSW ARB 4005 ABN 97 000 098 162	Developer	Lend Lease	Drawn By	JB	Designed	MH
Consultant		Project Management & Construction	Lend Lease	Checked		Approved By	
		Design	Lend Lease	Date			MAR '14
				Scale	1:200		
				Project No.	161803	Site No.	B10 CD0000022
				Drawing No.		Revision	02



Rev.	Item	Revision Description	Date	Rev.	Item	Revision Description	Date
3		DETAILED EXCAVATION LEVELS TO WATERFRONT ADDED	25.06.14				
2		ISSUE FOR CLIENT REVIEW	28.05.14				
1		ISSUE FOR CLIENT REVIEW	04.06.14				

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Lead Architects	RSHP Australia Pty Ltd Ruan Hanbury Principal Architect RAAN NSW A88 8484 Sydney NSW 2000
Collaborating Architects	Lend Lease Graham W Jones Principal Architect FRAIA NSW A88 4005 ABN 97 000 098 162
Consultant	

Principal	Lend Lease
Developer	Lend Lease
Project Management & Construction	Lend Lease
Design	Lend Lease
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Project	BARANGAROO SOUTH
MP	

Title	STAGE 1A - INTERNAL WORKS SUBGRADE PLAN SHEET 4
Drawn By	JB
Designed	MH
Checked	
Approved By	
Date	MAR'14
Scale	1:200
Project No.	161803
Site No.	B10
Drawing No.	CD0000023
Revision	03

2 September 2014

Our Ref: AS121111

Lend Lease (Millers Point) Pty Ltd
Attn: Ricardo Prieto-Curiel
Level 4, 30 The Bond
Hickson Road
Millers Point NSW 2000

By email: Ricardo.prieto-curiel@lendlease.com

Dear Ricardo

**Re: Barangaroo South - Stage 1a Public Domain Excavation Works (SSD 6303),
Hickson Road, Millers Point**

As a NSW-EPA accredited Contaminated Sites Auditor, I am conducting a contamination audit in relation to the southern portion of the site known as "Barangaroo", at Millers Point, NSW on behalf of Lend Lease (Millers Point) Pty Ltd (Lend Lease).

I previously prepared a Site Audit Report and accompanying Site Audit Statement GN439B-1 dated 14 July 2011 regarding the Remediation Action Plan (RAP, dated 7 July 2011) for the Other Remediation Works (South) area (ORWS) (relates to Major Project approval MP10_0023 MOD 1 dated 17 August 2011).

Lend Lease is seeking approval for State Significant Development (SSD) works for an area known as the Stage 1a Public Domain works area which occupies the majority of the area considered in the ORWS RAP and also part of the Harbour Heat Rejection area. The ORWS area is shown on Attachment 1. I prepared a letter (dated 16 May 2014) relating to the Stage 1a Public Domain works area. The extent of excavation was not known at the time of that letter. Lend Lease has now provided me with the following letter, and has requested that I comment on whether the existing approved documentation is adequate for the proposed Stage 1a Public Domain Excavation works:

- "Barangaroo South – Stage 1a Public Domain Works Excavation Works (SSD 6303), Hickson Road, Millers Point" dated 28 August 2014, by AECOM Australia Pty Ltd (AECOM).

The proposed Stage 1a Public Domain development is shown on Attachment 1. The excavation works referred to in the AECOM letter are to the west of the groundwater retention wall shown as the Waterfront Promenade on Attachment 1.

The land use within the waterfront promenade includes a retail terrace and public walkways. The proposed land uses are considered to be consistent with the land uses contemplated in the ORWS RAP for the ORWS Development area and Public Domain area.

The works described in the AECOM letter include removal of the existing concrete slab, bulk excavation for a long planter box, other excavation works for services and footings, and tree planting. The Auditor's comments on the significance of these changes and the suitability of the existing approved documentation for management of contamination issues are summarised in Table 1, below.

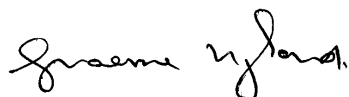
Table 1: Stage 1a Public Domain Excavation Works		
Aspect	Details	Auditor Comments
Elevation	ORWS RAP contemplated raising of levels on ORWS Public Domain by approximately 1m. Proposed finished level of the planter box is generally 0.7m higher than previous ground level. Including excavation, approximately 1m of fill will be placed in the planter box as growing medium.	Works adequately consistent with ORWS RAP.
Concrete slab	ORWS RAP contemplated retention of original pavement with perforations underneath unpaved parkland areas to allow surface water infiltration. Original pavement will be removed prior to excavation and replaced by a concrete slab beneath the planter box. The area will be concrete paved between tree pits and will not be used for unpaved recreation.	Works adequately consistent with ORWS RAP in providing drainage.
Excavation	ORWS RAP envisaged limited excavation. Bulk excavation for planter box was not contemplated. Validation of excavation is as proposed in the RAP by visual inspection and sampling based on visual and olfactory indications.	While excavation has increased the process has not changed, so works considered adequately consistent with ORWS RAP.
Reuse of excavated material	Material could be reused as fill if consistent with site specific criteria presented in the ORWS RAP.	Works adequately consistent with ORWS RAP.
Fill	Material used in planter box is to meet the ORWS RAP criteria including criteria protective of plant health. The planter box will be capped with a concrete slab.	Works adequately consistent with ORWS RAP.

AECOM concluded "...that the proposed excavation works in the ORWS Public Domain..."

- *are generally consistent with what was contemplated with the ORWS Amended RAP (AECOM, 2011) and can be appropriately managed by that document; and*
- *Will not require amendment of the ORWS Amended RAP (AECOM, 2011).*

Based on review of the letter provided by AECOM (dated 28 August 2014) and consideration of the previously approved RAP (July 2011), I agree with the conclusions made by AECOM.

Yours faithfully
ENVIRON Australia Pty Ltd



Graeme Nyland
Accredited Auditor 9808

Attachment 1: ORWS and Waterfront Promenade

Figure 6

