

20 September 2017

Lend Lease (Millers Point) Pty Ltd
Attn: Mark Burns
Level 14, Tower Three, International Towers Sydney
Exchange Place, 300 Barangaroo Avenue
Barangaroo NSW 2000

By Email: Mark.Burns@lendlease.com

Dear Mark,

**RE: BARANGAROO SOUTH AND CENTRAL PUBLIC DOMAIN, SEPP 55
CONSIDERATION**

1. INTRODUCTION AND BACKGROUND

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).

A State Significant Development Application (SSD 7944) will be submitted for construction of the Stage 1B Public Domain works within the Barangaroo South and Barangaroo Central Precincts.

The works associated with SSD 7944 include the construction of public domain works within the following areas (refer Attachment 1):

- Watermans Quay roadway, at the southern end of Block 4 adjacent to Stage 1A
- Barangaroo Avenue, part of the Crown Development site within the Other Remediation Works North (ORWN) area
- Watermans Cove and Wulugul Walk, near Darling Harbour within the ORWN area
- Block 5 Public Domain, the southern part of the Barangaroo Central area that will be part of Hickson Park.
- The remainder of Hickson Park within Block 4 over the Stage 1B basement
- Boardwalk and Public Pier over water.

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2. SCOPE OF WORK AND OBJECTIVE

I have been provided with the following letter for review in relation to SSD 7944:

- 'Barangaroo South & Central – SEPP 55 Letter, Stage 1B Public Domain Development Works, DA SSD 7944, Hickson Road, Millers Point', dated 20 September 2017 by AECOM Australia Pty Ltd (AECOM) ('the SEPP 55 Letter').

The objectives of the SEPP 55 Letter are stated to be:

- To confirm that the works described are consistent with what was contemplated in the relevant Remedial Action Plan (RAP) documents and can be appropriately managed by those documents; and
- To enable the consent authority to comply with Clause 7 of 'SEPP 55 – Remediation of Land' in relation to the proposed use of the land as a public domain.

Clause 7 of SEPP 55 requires contamination and remediation to be considered in determining a development application.

The objective of this letter is to provide the Auditor's comment on the SEPP 55 Letter with respect to the proposed public domain uses of the land.

I was previously provided with an earlier version of the SEPP 55 Letter dated 1 May 2017 and I provided comments on that version in my letter dated 11 May 2017. This letter supersedes my previous letter dated 11 May 2017.

3. DISCUSSION

The areas proposed for public domain have been subject to investigation and preparation of RAPs. These have been reviewed by the Auditor. The following table presents a summary of the existing documentation relating to SEPP 55 and the Auditor's conclusions. The areas referenced are shown on Attachment 1.

Area	RAP	Audit Review	Auditor's Comment
Hickson Park within Block 4	'Remedial Action Plan, NSW EPA Declared Remediation Site 21122 and Block 4 (Stage 1B) Development Works, Barangaroo, Millers Point, NSW', dated 24 July 2013 by AECOM.	Site Audit Report (SAR) and accompanying Site Audit Statement (SAS) (GN439B-3, dated 31 July 2013).	Contemplates recreational open space over basement.
Watermans Quay	'VMP/Block 4 Remedial Action Plan Addendum – Part Stage 1B Public Domain (Watermans Quay), Hickson Road, Millers Point, Barangaroo South', dated 16 February 2017 by AECOM.	Letter dated 8 March 2017 'Re: Review of VMP/Block 4 RAP Addendum Part Stage 1B Public Domain (Watermans Quay), Barangaroo'.	Contemplates paved recreation and public roadway.
Watermans Cove	'Amended Remedial Action Plan, Barangaroo – ORWS Area', dated 7 July 2011 by AECOM.	RAP reviewed in SAR and accompanying SAS (GN439B-1, dated 14 July 2011). Remediation reviewed in SAR and accompanying SASs (GN439C-1-1, dated 5 June 2015 (ORWS Tranche 1) and GN439C-1-2, dated 30 September 2015 (ORWS Tranche 2)).	RAP contemplates high density residential, recreational open space and commercial/ industrial use. Site audit following remediation confirmed site suitable for the above uses as defined in the various project approvals.
	'Addendum to ORWS Amended Remedial Action Plan, Harbour Heat Rejection (HHR) System Inlet Area, Barangaroo South', dated 10 October 2012, by AECOM.	RAP reviewed in letter dated 15 October 2012 'Re: Review of Remedial Action Plan, Harbour Heat Rejection System Inlet Area, Other Remediation Works (North) Area, Barangaroo'. Remediation reviewed in SAR and accompanying SAS (GN439C-1-1, dated 5 June 2015 (ORWS Tranche 1)).	Addendum RAP contemplates recreational open space and HHR system. Site audit following remediation confirmed site suitable for the above uses as defined in MP10_0023.
	'Remedial Action Plan, Barangaroo South Stage 1B Waterfront Public Domain', dated 22 January 2016 by AECOM.	SAR and accompanying SAS (GN439B-4, dated 24 February 2016).	Contemplates public open space use. Additional filling of HHR area proposed to be managed under this RAP.
Wulugul Walk	'Remedial Action Plan, Barangaroo South Stage 1B Waterfront Public Domain', dated 22 January 2016 by AECOM.	SAR and accompanying SAS (GN439B-4, dated 24 February 2016).	Contemplates public open space use.

Area	RAP	Audit Review	Auditor's Comment
Barangaroo Avenue	'Remedial Action Plan, Crown Hotel Development (Part of ORWN Area), Barangaroo South', dated 13 January 2015 by AECOM.	SAR and accompanying SAS (439B-6, dated 20 January 2015).	Contemplates recreational open space over basement.
Block 5 Public Domain	'Remedial Action Plan, Block 5 Public Domain, Barangaroo South', dated 19 April 2017 by AECOM.	SAR and accompanying SAS (439B-7, dated 11 May 2017).	Contemplates public domain use.
Boardwalk and Public Pier	Impact assessment conducted by Royal Haskoning, RAP not prepared.	Not reviewed by Auditor	NA

4. CONCLUSION

AECOM concluded the following in the SEPP 55 Letter:

- Stage 1B public domain works are consistent with the land uses and preferred remediation strategy details in the various RAPs and can be appropriately managed by those documents.
- The existing documentation will enable the consent authority to comply with Clause 7 of SEPP 55.

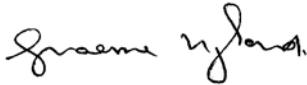
AECOM notes that the RAPs contain contingency measures should unexpected finds be encountered. The Auditor notes that the RAPs also include the need for some further assessment.

The Auditor considers that the information presented in the SEPP 55 Letter (dated 19 September 2017) is adequate to demonstrate that the land (not including the over water area that has not been included in the audit area) has been subject to adequate contamination assessment and can be made suitable for the proposed public domain uses subject to:

- Implementation of the existing RAPs referenced herein
- Additional assessments and implementation of an Unexpected Finds Protocol
- Implementation of contingencies where required in accordance with the RAPs.

Yours sincerely

Ramboll Environ Australia Pty Ltd



Graeme Nyland

EPA Accredited Site Auditor

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Attachment 1 – Public Domain Areas

Figure 2 - Indicative RAP areas

