



DOC17/550598
SSD 8529

Mr Andrew Hartcher
Senior Planning Officer – Key Sites Assessment
Department of Planning and Environment
320 Pitt Street
SYDNEY NSW 2000

Dear Mr Hartcher

I refer to Cameron Sargent's letter dated 3 November 2017 requesting the NSW Environment Protection Authority's (EPA) comments on the Notice of Exhibition for Building C1, Barangaroo South (SSD 8529).

The EPA has assessed the document titled *Environmental Impact Statement, State Significant Development Application (SSD 8529), Commercial Building C1, Barangaroo South* (Ethos Urban, 01/11/2017) (the EIS) and provides comments at **Attachment A**.

If you have any questions in relation to this letter please contact Mark Hanemann on 9995 6845 or via email at mark.hanemann@epa.nsw.gov.au.

Yours sincerely

A handwritten signature in purple ink, appearing to read 'James Goodwin'.

27 November 2017

JAMES GOODWIN
Director Sydney Industry
Environment Protection Authority

ATTACHMENT A

EPA COMMENTS ON NOTICE OF EXHIBITION FOR BUILDING C1, BARANGAROO SOUTH (SSD 8529)

Contamination

Section 5.15 of the EIS states that “remediation works for the Commercial Building C1 site [were] undertaken at the time of constructing works in accordance with the Excavation and Basement Car Parking [development] application” and that the proposed development “does not include any works involving further excavation of the ground soil.”

Section 4.0 of Appendix I of the EIS (the Contamination Assessment) states that “prior to construction of the Stage 1A basement, the area was appropriately remediated and validated in accordance with the requirements of the *ORWS Amended RAP* (AECOM, 2011). As required by the *NSW Contaminated Land Management Act* (1997), the remediation works were audited by a NSW EPA accredited site auditor...”

Section 3.2 of the Contamination Assessment states that “the ground floor footprint of the proposed Building C1 is located entirely within the footprint of the Stage 1A basement (that is within the Stage 1A basement groundwater retention wall). As the building is located entirely above the Stage 1A basement, all construction works will be undertaken on top of the existing Stage 1A basement concrete slab with supporting piles. All services required for Building C1 will enter the building via the Stage 1A basement. No excavation of soil will be required as part of the proposed construction works.”

The EPA therefore considers that risks to human health or the environment relating from exposure to contaminated soil or groundwater during the proposed development are low.

Operational Noise

Section 5.1 of Appendix U of the EIS (the Noise Impact Assessment) states that “noise impact from the general operation of the proposed C1 Buildings is to be assessed with respect to the site-specific noise criteria based on site monitoring and the NSW Industrial Noise Policy (INP).” The INP was replaced by the Noise Policy for Industry (2017) (NPI) in October 2017. The NPI should be referenced in relevant SEARs for new industrial development issued after the policy release date. Where SEARs were issued before the release of the new policy, and have not been modified, the assessment requirements referenced in the SEARs will apply for a period of two (2) years from the date of issue of the SEARs consistent with the provisions in the *Environmental Planning and Assessment Act 1979*, Schedule 2, Part 2, 3 (7).

The EPA notes that the SEARs for SSD 8529 were issued on 23 June 2017.