

Angus Northey
Environmental Engineer,
Remediation & Environmental Services,
Lendlease Services
Level 14, Tower Three,
International Towers Sydney
Exchange Place,
300 Barangaroo Avenue,
Barangaroo NSW 2000

4 August 2017

Dear Angus

Barangaroo South - Building C1 Construction Works, Contamination Assessment, Hickson Road, Millers Point

1.0 Introduction

This letter has been prepared by AECOM Australia Pty Limited (AECOM) for Lend Lease (Millers Point) Pty Limited (Lendlease) in support of the Environmental Impact Statement (EIS) being prepared for the proposed Building C1 construction works to be conducted in the north east corner of the Barangaroo South Stage 1A site. The location of the proposed Building C1 is shown on the drawings listed in **Section 3.1** and is hereafter referred to as 'the Site'.

2.0 Objectives

The objectives of this letter are to confirm that the proposed Building C1 construction works:

- are consistent with the works contemplated in the *Amended ORWS RAP* (AECOM, 2011); and
- will enable the relevant consent authority to comply with Clause 7(1), 7(2) and 17(1) of *State Environmental Planning Policy 55 - Remediation of Land*.

3.0 Background Information

3.1 Review of Available Documents

In preparing this letter, AECOM has reviewed the following development drawings, prepared and provided by Lendlease (refer to **Attachment A**):

- Stage 1A, Barangaroo South, Commercial Building C1 'SEARS' Application (dated 3 May 2017) Architectural Drawings titled BC1_PA1_A000 to BC1_PA1_A900. Specific reference is made by this letter to:
 - Drawing BC1_PA1_A200 – Ground Floor Plan (refer to **Figure 1, Attachment A**); and
 - Drawing BC1_PA1_A301 – Typical Upper Level (refer to **Figure 2, Attachment A**).

3.2 Proposed Building C1 Construction Works

Based on review of **Figure 1 and 2, Attachment A**, it is understood 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). The building covers an area of approximately 2,074 m².

The Building C1 design incorporates:

- a colonnade along the Hickson Road frontage (i.e. the ground floor footprint area is slightly smaller than the upper levels of the building, refer to **Figure 1 and 2, Attachment A**). The colonnade does not extend outside the alignment of the Stage 1A basement;
- the Stage 1A basement risers (already constructed), which convey air from the Stage 1A basement plenums, were approved as part of the Excavation and Basement Car Parking Application (MP10_0023);
- public domain areas around the building will be constructed as part of the approved SSD Application (SSD_6303);
- a car park exit to the Stage 1A basement to Hickson Road (already constructed); and
- access to the Stage 1A basement precinct-wide bicycle parking (already constructed).

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.

Based on the Lendlease supplied Architectural Drawings (refer to **Section 3.1**), Building C1 will be 7 storeys high.

3.3 Proposed Building C1 Land Use

Based on the information provided by Lendlease, it is understood that Building C1:

- is intended to be used for commercial purposes with ground level retail areas; and
- will be constructed entirely over the Stage 1A basement car park.

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).

Section 1.3.1 of the *ORWS Amended RAP* (AECOM, 2011) states that the proposed land use within the Development Area (South) (that is the area within the Stage 1A basement groundwater retention wall) will incorporate *high density residential and commercial multi storey towers, together with associated open space areas overlying the basement car parking*.

Consequently, the proposed commercial use of Building C1 (as described in **Section 3.3** above) is considered to be consistent with that contemplated by the *ORWS Amended RAP* (AECOM, 2011) within the Development Area (South).

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 and the following report prepared:

- Environ Australia Pty Limited (June 2015). *Site Audit Report, Area Validated for Tranche 1, Other Remediation Works (South), Barangaroo. Project Number: AS121111*.

The *Site Audit Report* (Environ, 2015) concluded that the site was suitable for *residential with minimal opportunity for soil access and commercial/industrial* in accordance with the *ORWS Amended RAP* (AECOM, 2011).

5.0 Compliance with SEPP 55

The presence, or otherwise, of contamination within the Development Area (South) was considered by the soil and groundwater analytical data obtained by the environmental site investigations listed in Section 3.4 of the *ORWS Amended RAP* (AECOM, 2011).

The *ORWS Amended RAP* (AECOM, 2011) concluded that the concentrations of contamination reported within the ORWS Area (Stage 1A development area) did not require remediation to render the Site suitable for the proposed land uses (including the proposed commercial land use associated with Building R1). 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).

As described by **Section 3.2**, no excavation will be required as part of the proposed Building C1 construction works and therefore management of such material will not be required.

As described by **Section 4.0**:

- AECOM considers that the Building C1 land use is consistent with the land uses anticipated by the *ORWS Amended RAP* (AECOM, 2011); and
- the remedial and validation works completed at the Site have been audited in accordance with the *NSW Contaminated Land Management Act* (1997) and confirmed that the Site is suitable for *residential with minimal opportunity for soil access and commercial/industrial* in the *Site Audit Report* (Environ, 2015). This land use is consistent with that proposed in association with Building C1.

6.0 Conclusions

In conclusion, it is AECOM's opinion that the Building C1 development works (as described by **Section 3.2**):

- are consistent with the works contemplated in the *ORWS Amended RAP* (AECOM, 2011);
- will be undertaken within the Stage 1A development area, The Stage 1A development area has been remediated and validated in accordance with the *ORWS Amended RAP* (AECOM, 2011). These remediation and validation works were detailed in the *Site Audit Report* (Environ, 2015) which concluded that the Site was suitable for *residential with minimal opportunity for soil access and commercial/industrial* land uses. This land use is consistent with that proposed in association with Building C1; and
- the information presented in this letter will enable the relevant consent authority to comply with Clause 7(1), 7(2) and 17(1) of *SEPP 55 - Remediation of Land*.

Yours faithfully



Andrew Rolfe
Principal Scientist
andrew.rolfe@aecom.com

Mobile: +61 418 601 363
Direct Dial: +61 2 8295 1149
Direct Fax: +61 2 9262 5060



Michael Jones
Technical Director - Environment
Michael.A.Jones@aecom.com

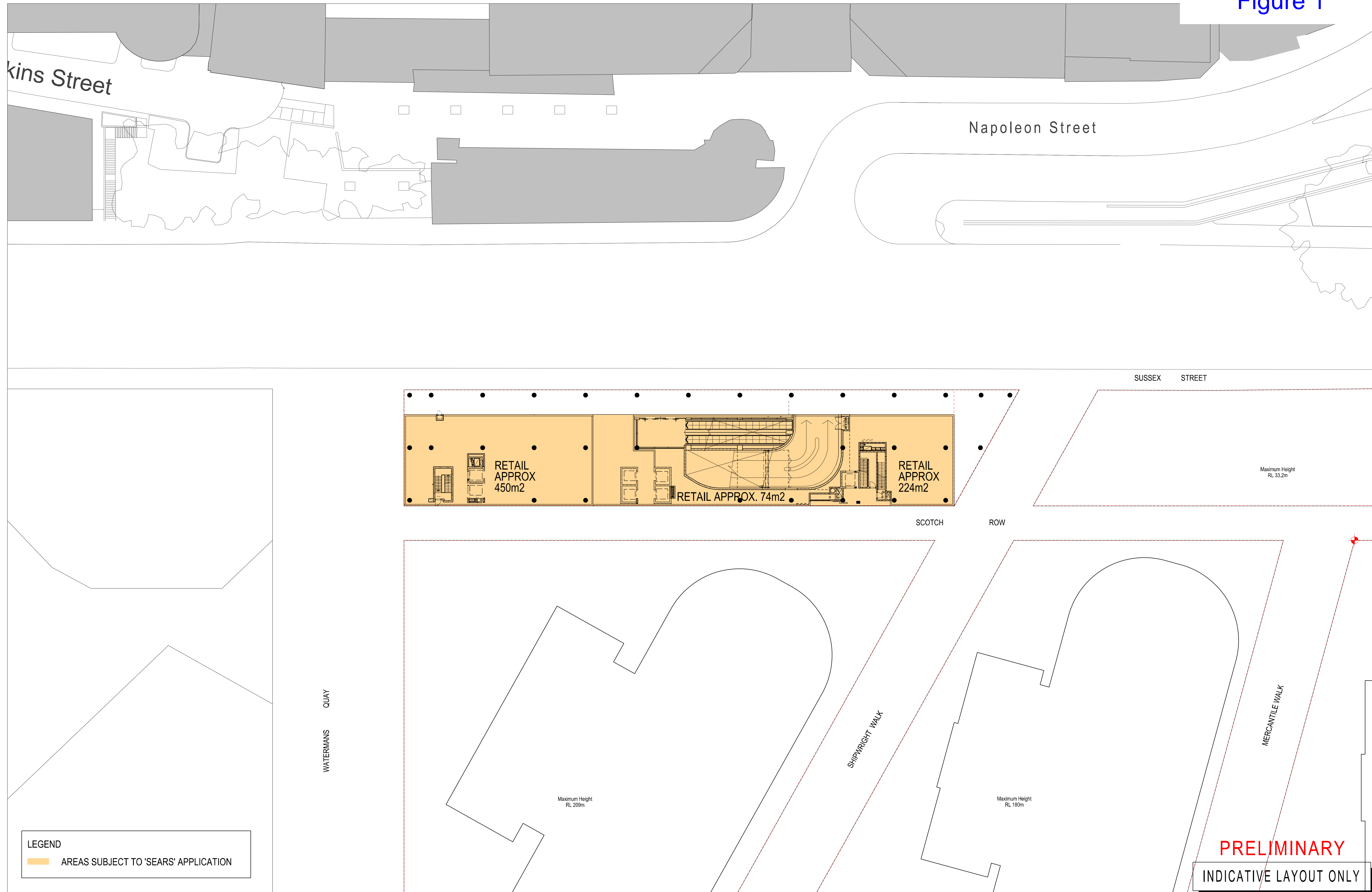
Mobile: +61 428 532 255
Direct Dial: +61 2 8934 0397

Attachment:

Attachment A – Lendlease Development Plans

Attachment A – Lendlease Development Plans

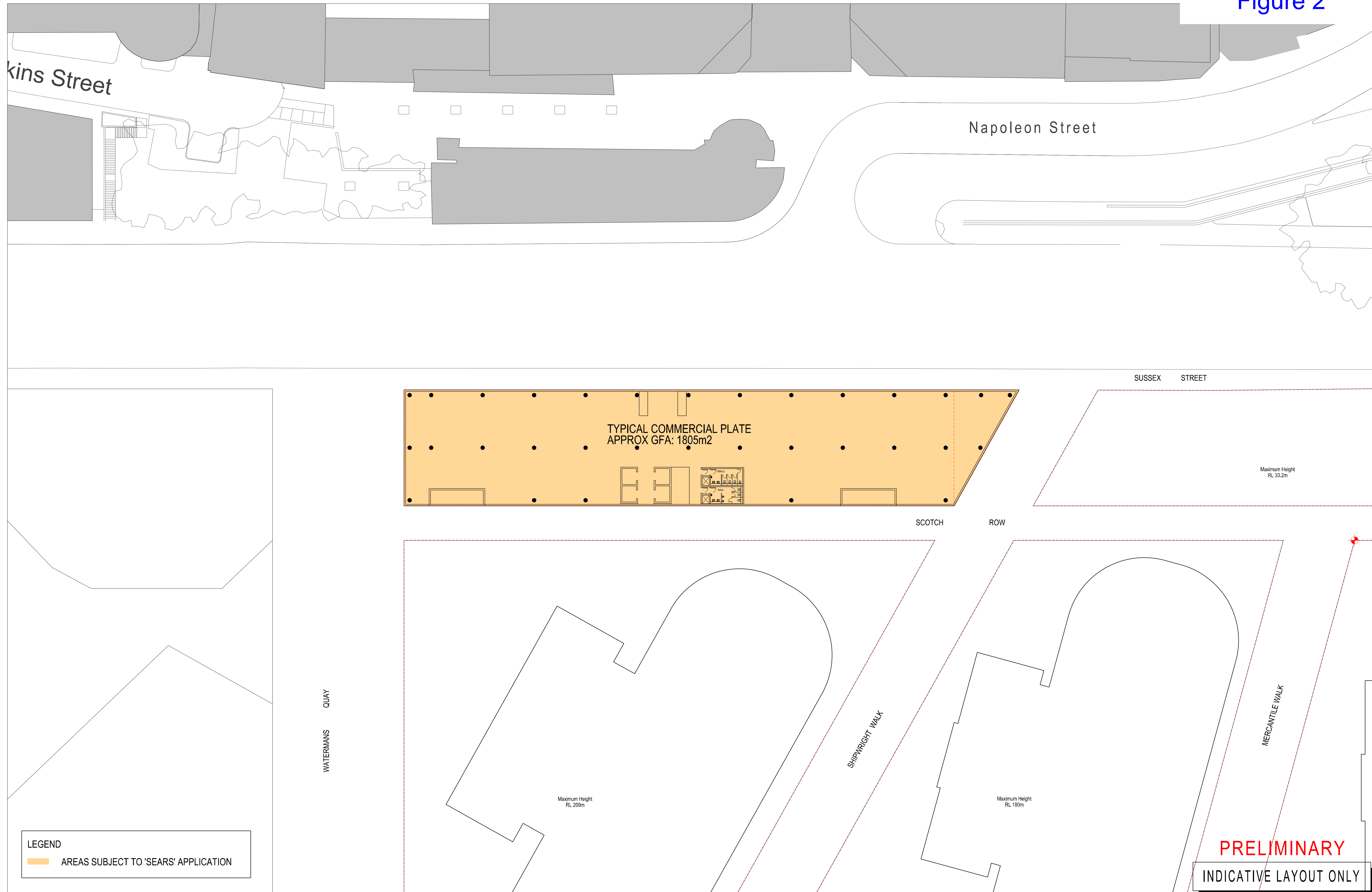
Figure 1



LEGEND
 AREAS SUBJECT TO 'SEARS' APPLICATION

PRELIMINARY
 INDICATIVE LAYOUT ONLY

Figure 2



LEGEND
 AREAS SUBJECT TO 'SEARS' APPLICATION

PRELIMINARY
 INDICATIVE LAYOUT ONLY