

Simon Cooper
Project Director – Western Harbour Tunnel
Transport for NSW
20-44 Ennis Road
Milsons Point, NSW 2061

26/05/2025

Subject: Western Harbour Tunnel (SSI-8863) – Permanent Built Works PDLP Dispensation Request – Berrys Bay Master Plan (Condition E177)

Dear Mr Cooper

I refer to your submission dated 13 November 2024. I understand that you are seeking the Department's agreement to commence construction of permanent built works described in Table 1 below, prior to the approval of the Place Design and Landscape Plan (PDLP) Addendum for the Berrys Bay Master Plan in accordance with condition E177 of SSI 8863.

Table 1 – Works not subject to the Berrys Bay Master Plan PDLP Addendum

No	Element	Indicative Commencement	Indicative Completion
Berrys Bay – Precinct 1			
1	• Seawall rectification.	Q3 2023	Q2 2026
2	• Final remediated ground levels.	Q3 2025	Q3 2026
3	• Public road alignment (the end of Balls Head Road), adjacent public pedestrian walkway, drainage and associated road furniture.	Q4 2025	Q1 2027
4	• Relocation, removal, connection and install of utility infrastructures.	Q2 2025	Q3 2026
5	• Stormwater drainage channels, pipes and pits. • Technical aspects of the bioretention pond and associated vegetation. • Safety screen and gates for the Sydney Water pumping station.	Q3 2025	Q1 2026
6	• Removal of sections of bund wall.	Q3 2025	Q3 2026
Berrys Bay – Precinct 2			
7	• Seawall rectification.	Q3 2025	Q2 2026
8	• Final remediated ground levels.	Q3 2025	Q3 2026
9	• Public road alignment, pavement and associated road furniture.	Q4 2025	Q1 2027
10	• Relocation, removal, connection and install of utility infrastructures. Installation of lighting subject to AS4282:2019	Q2 2025	Q3 2026

	and AS/NZ 1158.		
11	• Stormwater drainage pipes and pits.	Q3 2025	Q1 2026
12	• Building's structural engineering elements • Structural retaining walls • Staircase and ramps engineering elements	Q4 2025	Q4 2026
13	• Clean up and make safe of Slipway No.2 and 3.	Q4 2026	Q1 2027
Marine Infrastructure			
14	• Removal of existing collapsed timber wharves and other redundant marine infrastructure piles	Q2 2025	Q4 2025

I note these works:

- mostly are technical and engineering in nature and do not allow for alternative design outcomes; and
- where there are associated design elements or elements that are not considered technical or engineering in the above listed works, the PDLP will be applicable to these elements as outlined in the revised memo titled Berrys Bay Place, Design & Landscape Plan Dispensation Memorandum, Revision C dated 20/05/2025.

The Department has also considered advice from the Design Review Panel who raised no issues with the request to undertake the works in Table 1 and as detailed in your submission.

Accordingly, as nominee of the Planning Secretary, I agree to the technical and engineering elements of the above works, as outlined in the revised memo titled Berrys Bay Place, Design & Landscape Plan Dispensation Memorandum, Revision C dated 20/05/2025, commencing prior to the approval of the Western Harbour Tunnel Berrys Bay Master Plan – PDLP Addendum.

If you wish to discuss the matter further, please contact Sarah Kamarudin at sarah.kamarudin@dpie.nsw.gov.au.

Yours sincerely



Dominic Crinnion
Director
Infrastructure Management

As nominee of the Planning Secretary