13 September 2017

Mark Burns
Environment/Remediation Manager, Barangaroo South
Level 14, Tower Three, International Towers Sydney
Exchange Place, 300 Barangaroo Avenue, Barangaroo NSW 2000

Dear Mark

Addendum to the Stage 1B Waterfront Public Domain RAP, Barangaroo South

1.0 Introduction

This Remedial Action Plan (RAP) Addendum has been prepared by AECOM Australia Pty Limited (AECOM) for Lend Lease (Millers Point) Pty Ltd (Lend Lease) in relation to the proposed Stage 1B Public Domain development works. In particular, this Addendum describes modifications to the boundaries of the Stage 1B Public Domain originally described in the Remedial Action Plan, Barangaroo South, Stage 1B Waterfront Public Domain - here-in referred to as the ‘Waterfront RAP’.

The modifications to the boundaries of the Stage 1B Public Domain (the Site) have been made to reflect:

- Inclusion of the Harbour Heat Rejection (HHR) Inlet Area. The HHR Inlet Area was previously remediated (refer to Section 3.0). However, the Stage 1B Public Domain works requires an increase to the surface level in the HHR Inlet Area. It is proposed that this increase in elevation be undertaken in accordance with the Waterfront RAP; and

- Design refinements made to the boundary between:
  - Stage 1C – which is to be remediated in accordance with the Crown RAP (AECOM, 2015); and
  - Stage 1B Public Domain – which is to be remediated in accordance with the Waterfront RAP (AECOM, 2016).

The Site and the HHR Inlet Area are shown in the attached Figure 1, Attachment A which is based on an extract from the Waterfront RAP (AECOM, 2016).

2.0 Objectives

The objectives of this Addendum are to:

- Describe changes to the area to be managed in accordance with the Waterfront RAP (AECOM, 2016) to reflect:
  - inclusion of the HHR Inlet Area; and
  - the revised boundary between the Crown Stage 1C site and the Stage 1B Public Domain.

- Demonstrate that the modifications described by this RAP Addendum can be managed in accordance with the Waterfront RAP (AECOM, 2016) without further revision.

3.0 HHR Inlet Area Validation and Site Audit Works

Construction of the Stage 1A infrastructure within the HHR Inlet Area was completed in 2015 including remediation and validation in accordance with the Addendum to ORWS Amended Remedial Action Plan, Harbour Heat Rejection (HHR) System Inlet Area, Barangaroo South (AECOM, 2012) – referred to as the ‘HHR Inlet Area Addendum’.

Ref:
60321826_WaterfrontRAP_Addendum_1Sept17
The remediation and validation works undertaken within the HHR Inlet Area were audited by the NSW EPA Accredited Site Auditor as detailed in Site Audit Report (SAR), Area Validated for Tranche 1, ORWS (South), Barangaroo (ENVIRON, June 2015) Ref: GN 439C-1-1. The SAR concluded that the HHR Inlet Area is suitable for parks, recreational open space, playing field and the HHR system. It is understood that the remediation works included backfill of the area to match the level of the existing concrete slab, which will otherwise be retained as part of the Stage 1B Public Domain development works.

4.0 Proposed Modifications

4.1 HHR Inlet Area

The HHR Inlet Area proposed to be included within the Site is shown by solid red shading in the attached Figure 1, Attachment A.

As discussed in Section 1.0, Lend Lease intends to manage the increase in elevation of the HHR Inlet Area required as part of the Stage 1B Public Domain development works in accordance with the Waterfront RAP (AECOM, 2016).

As discussed in Section 4.1.2 of the Waterfront RAP (AECOM, 2016), the Stage 1B Public Domain development works include raising of the surface level of the Site using a minimum of 0.5 m of validated Suitable Fill. A similar scope of work is required by the proposed Stage 1B Public Domain development works within the HHRA Inlet Area. Further, it is likely that the works within the HHR Inlet Area will be staged at the same time as works in the adjacent parts of the Stage 1B Public Domain.

As such, it is considered appropriate that:

1. the HHR Inlet Area be included within the Site considered by the Waterfront RAP (AECOM, 2016); and
2. the raising of levels in the HHR Inlet Area be managed by the Waterfront RAP (AECOM, 2016).

The above approach will ensure that the HHR Inlet Area is suitable for the proposed public domain land use (as is the balance of the Stage 1B Public Domain).

4.2 Modified Crown Stage 1C boundary

The indicative alignment of the refined boundary between the southern and western boundaries of the Crown Stage 1C site and the Stage 1B Public Domain is shown as a red dashed line in the attached Figure 1, Attachment A. A more accurate description of the refined boundary is shown on the Crown Stage 1C development plan attached as Figure 2, Attachment A.

Refinement of the boundary is an outcome of recent modifications to the Stage 1C Podium and Terrace design and therefore more accurately reflects the extent of Stage 1B Public Domain development works.

The revised area of the Stage 1B Public Domain development works defined by the refined boundary will be remediated and validated in accordance with the Waterfront RAP (AECOM, 2016).

5.0 Conclusions

In conclusion:

- The area to be remediated in accordance with the Waterfront RAP (AECOM, 2016) has been revised to include the HHR Inlet Area (refer to Section 4.1) and to reflect the revised boundary between the Crown Stage 1C site and the Stage 1B Public Domain (refer to Section 4.2)
- With respect to the HHR Inlet Area:
  - Remediation of this area was completed in 2015 (i.e. in association with construction of the HHR infrastructure works). On completion of these works the site auditor concluded that the
HHR Inlet Area is suitable for parks, recreational open space, playing field and the HHR system;

- Inclusion of the HHR Inlet Area for the purpose of increasing the surface elevation within the Site considered by the Waterfront RAP (AECOM, 2016) is appropriate and will facilitate validation and audit of the Stage 1B Public Domain development works in an integrated and efficient manner; and

- Completion of the proposed Stage 1B development works in accordance with the Waterfront RAP (AECOM, 216) will ensure that the HHR Inlet Area is rendered suitable for the proposed public open space land use.

- With respect to the refined Crown Stage 1C boundary:

  - Modification of the Crown Stage 1C boundary (which forms the northern boundary of the Site) will have no material effect on validation works required to ensure that the Stage 1B Public Domain is rendered suitable for the proposed public open space land use.

- The Waterfront RAP (AECOM, 2016) is appropriate to manage the above works without further amendment.

6.0 References


ENVIRON, 2015. Site Audit Report, Area Validated for Tranche 1, ORWS (South), Barangaroo. Ref: GN 439C-1-1. June.
Attachment A: Site Plans
Figure 1 - taken from Figure F2 of the Waterfront RAP

Modified Crown Stage 1C boundary (indicative)

HHR Inlet Area to be included in the Site (indicative)