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JBS, 2013 Remedial Action Plan Applicability for Concept Plan MP06_0162 MOD 9

Introduction and Purpose

This letter is prepared by EDP Consultants Pty Ltd following review of the MP06_0162 MOD 9 amended concept plan building envelopes and supporting information provided by SJB Architects to determine if the remedial strategies and action plan in the existing and approved Central Barangaroo JBS 2013 Remedial Action Plan (RAP) are applicable to the amended concept plan.

RAP Overview and Conclusion

The RAP outlines the nature and extent of contamination at Central Barangaroo and discusses the suitability of the proposed development from a human health and environmental risk perspective. The RAP was prepared for The Central Barangaroo Site which will ultimately be developed for combined high density residential and open-space / recreational land use purposes.

It is noted that the Site Audit Report (SAR) and accompanying Section B Site Audit Statement (SAS) dated 31 July 2013 (GN439B-5) (the Central SAS/R) requires the preparation of additional plans for the management of remediation. These plans will apply the framework of the JBS RAP to the final design and construction program and will include a Remedial Works Plan (RWP), Validation Sampling and Analysis Quality Plan (VSAQP), Construction Quality Assurance Plan (CQAP), Construction Environmental Management Plan (CEMP) and Asbestos Management Plan (AMP).

Recreational land use was envisaged for the western portion of Central Barangaroo including areas of large tree and garden plantings, grassed areas as used for playing fields or other events, an open amphitheater and pathways along the foreshore and throughout the site.

High density residential developments would be located in the central and northern portion of Central Barangaroo, adjoining the eastern boundary along Hickson Road. Two separate basement structures up 10 m below ground level were anticipated, with the southern basement footprint extending in to the (formerly) declared area of Block 4, where tar impacts had been identified.

Based on the available data, subsequent risk assessments for concept basement structures into potentially impacted tar material, and design principles relating to the basement and basement wall construction (underpinning risk assessment assumptions), the Central Barangaroo Site can be remediated and managed in such a way to be adequately protective of human health and the environment.

Original MOD 9 Concept Plan

In 2021, the Original MOD 9 Concept Plan for the building and development envelopes and basement structure was submitted to the Department of Planning and Environment. Original MOD 9 Concept Plan comprised a series of mixed-use buildings overlying a common basement spanning Blocks 5, 6 and 7 in the east of the site, with public domain in the west. Up to four levels of basement was proposed, equivalent to 15 m below ground level, with retail in basement levels.

EDP and the Site Auditor (Ramboll Australia Pty Ltd), provided a review of the proposed Original MOD 9 Concept Plan with respect to the RAP (MOD 9 applicability). The major changes associated with the MOD 9 proposal were the increased basement depth, mixed use within the basement levels, and enhanced wall construction details (EDP Ref: S-00715.LOA.004 MOD9 210726).

It was determined the majority of RAP design assumptions were unchanged or improved upon in the concept design. And that any design changes will be specifically addressed through the development and implementation of the RAP, RWP, CEMP, CQAP, VSAQP and AMP.

Amended Proposed MP06_0162 MOD 9

Following lodgement of Original MOD 9 Concept Plan and subsequent feedback and submissions received during the public exhibition of the application, an amended MP06_0162 MOD 9 Concept Plan with building envelopes and supporting information provided by SJB Architects has been prepared.

The building envelopes show a maximum RL of 35 m for buildings 2B, 3A/3B and 4A/4B, a maximum RL of 42.45 m for building 1A and 2A, and maximum RL of 21.5 m for building 1B to meet overshadowing requirement to Hickson Park to the north.

Assessment of RAP Applicability and Conclusion

With respect to contaminated land, the primary component of interest is the basement extent, its construction and if there are any alterations of such significance that the overarching principles in the RAP would be undermined, which couldn't be addressed in a subsequent RWP for the development.

Previous letters prepared by EDP and the Site Auditor provided detailed cross reference of the Original MOD 9 Concept Plan to the RAP assumptions and requirements, and determined the RAP was still applicable and suitable for the Original MOD 9 Concept Plan proposal.

In review of the amended MP06_0162 MOD 9 drawings and '230524 CB_RFP Remedial Action Plan Suitability Letter Scope of Services', EDP notes the following with regard to the amended MP06_0162 MOD 9:

- The proposed amended MP06_0162 MOD 9 basement construction is three levels, with the Metro interface at the North East Corner of the site and comparable the nominal basement RL in the Original MOD 9 Concept Plan.
- Mixed use of residential, retail and hotel land use for the basement and buildings is still proposed in the amended MP06_0162 MOD 9, which was contemplated and considered comparable to the Original MOD 9 Concept Plan.
- No new basement wall designs or thickness have been suggested and is assumed the risk assessment parameters on wall construction in the RAP will be met or improved. However, variability to the RAP assumptions around wall construction, even if not considered equivalent or better, can be addressed through subsequent risk assessment in the corresponding RWP.

In summary, and based on the proposed amended MP06_0162 MOD 9 documents provided to EDP and conclusions in EDP's Original MOD 9 Concept Plan Applicability report, the amended MP06_0162 MOD 9 proposal is adequately captured under the overarching remedial principles in the RAP.

Yours sincerely



Hamish Donovan
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