

10 September 2014

Matthew Rheuben
Project Manager
Lend Lease Building
30 The Bond
30 Hickson Road
Millers Point NSW 2000

Dear Mr Rheuben

**RE: Barangaroo Concept Plan Modification 8 (MP 06_0162)
Aboriginal & Non-Aboriginal Archaeology**

This letter supports a modification to Concept Plan (MP06_0162) submitted to the Minister for Planning and Infrastructure pursuant to Section 75W of Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The proposed application is the outcome of negotiations between Lend Lease and the NSW Government, including the Barangaroo Delivery Authority, to relocate the approved landmark hotel building on a pier into Sydney Harbour to a location on land elsewhere on the site. It incorporates both the physical relocation of the hotel, along with a number of consequent and related changes to the built form and public domain outcome for the Barangaroo South site.

Casey & Lowe have reviewed the proposed Concept Plan amendments (Mod 8). We note that the proposed Concept Plan Amendment (MP 06_0162 MOD 8) seeks the Minister's consent to:

- relocate the landmark building (Block Y) from over the harbour onto land in the Barangaroo South site in front of the existing Blocks 4A, B and C;
- revise the layout of Blocks 4A-C;
- amend the size and location of the Southern Cove and public domain;
- redistribute the GFA, public domain and land uses across development blocks 1-3, 4A-C, X and Y;
- increase the maximum GFA on the site to provide for additional GFA within the hotel building and redistribution of land uses;
- increase the height of the buildings within modified 'Block 4' and the relocated Block Y; and
- amend the conditions of the Concept Approval to reflect the modifications to development.

It is also proposed to amend Part 12 of Schedule 3 of the Major Development SEPP to reconcile the SEPP with the modifications to the Concept Plan, including amending the location of the RE1 and B4 Mixed Use zones.

Barangaroo is located on the north western edge of the Sydney Central Business District, bounded by Sydney Harbour to the west and north, the historic precinct of Millers Point (for

the northern half), The Rocks and the Sydney Harbour Bridge approach to the east; and bounded to the south by a range of new development dominated by large CBD commercial tenants.

The Barangaroo site has been divided into three distinct redevelopment areas (from north to south) – the Headland Park, Barangaroo Central and Barangaroo South. Concept Plan (Mod 8) relates to Barangaroo South only as shown in Figure 1.

Casey & Lowe's reports on Barangaroo Stage 1 *Archaeological Assessment, Barangaroo Stage 1* (June 2010) and the *Archaeological Research Design & Management Strategy* (May 2010) identified and addressed the non-indigenous archaeological issues at the site. In addition, Comber Consultants addressed the Aboriginal archaeological issues in *Aboriginal Archaeological and Cultural Heritage Assessment* (May 2010) and *Aboriginal Archaeological Management Plan and Research Design, Barangaroo Stage 1* (May 2010) and identified that the significant archaeological resource was limited to segments of the original foreshore likely to survive in the eastern 10 to 30m of Blocks 2 and 3.

These reports assessed the whole of the footprint of development Blocks 1 to 4 and identified that the archaeological issues were restricted to the eastern 70m of Barangaroo Stage 1 for non-indigenous archaeology and 10 to 30m for Indigenous archaeology. No significant archaeological remains are considered likely to survive to the west of the 70m zone as this area was under water until wharfage was constructed in the 1960s.

In August 2010 Casey & Lowe undertook archaeological testing to refine the extent of archaeological potential within Barangaroo South: *Non-Indigenous Archaeological Testing, Barangaroo South* (August 2010). This testing refined the archaeology zone within Blocks 1 to 4 to be only within the eastern 40m zone, noting that it was wider in parts of the gasworks site.

During 2011 and 2012 Casey & Lowe undertook a detailed staged archaeological excavation of Blocks 2 and 3. The *Archaeological Excavation, Barangaroo South, Preliminary Results* (October 2012) can be found on our webpage: http://www.caseyandlowe.com.au/pdf/barangaroo/Barangaroo_South_Preliminary_Report_2_012.pdf. All Non-Aboriginal archaeological fieldwork has been completed for Blocks 2 and 3. Archaeological reporting and cataloguing is ongoing for this work and will be completed in 2014/15. All Aboriginal excavation and reporting is completed for Blocks 2 and 3, Comber Consultants, *Barangaroo South Aboriginal Archaeological Report* (September 2012). No substantial Aboriginal remains were found as there was little surviving foreshore within the study area and what was found had been modified by quarrying.

Block 4, while assessed as part of the May and June 2010 reports, is within the EPA Declaration Area. This area has been the subject of additional reporting which is designed to address the proposed remediation approaches in Block 4. These reports are:

- Comber Consultants: *Aboriginal Archaeological and Cultural Heritage Assessment and Heritage Impact Statement, Barangaroo, Block 4, SSD 5897-2013 Remediation Development Application* (updated August 2013).
- Casey & Lowe: *Heritage Impact Statement, SSD 5897-2013 Remediation Development Application, Block 4 part of EPA Declaration Area 21122 and Stage 1b basement Area, Non-Indigenous Archaeology, Barangaroo South* (updated August 2013).

The report for the Aboriginal archaeology noted that:

This report concludes that the subject Site Remediation Area has no Aboriginal archaeological or cultural heritage potential and that the remediation proposed under SSD 5897-2013 can proceed without any further Aboriginal archaeological assessment, excavation or testing.¹

In the case of the non-indigenous archaeology within Block 4 the remediation report identified that while Australia's first gas works had potential to be of a high level of significance, the extensive contamination of the site meant that it was extremely difficult to recover the significance of this resource. There is also some potential archaeology associated with an early ship yard to the south of the gasworks site where the contamination is deeper and the upper layers of archaeology may not be contaminated. The remediation methodology for Block 4 is ex-situ remediation which means that the area will be excavated and remediated off site. Recommendation 1 of this report identified:

1. An archaeological methodology (Research Design) will need to be developed in consultation with Lend Lease which will allow for some limited recording of the remains to be removed by ex-situ remediation. Opportunities for monitoring the stormwater works also need to be considered.

Summary

- All potential Aboriginal archaeology within Blocks 2, 3 and 4 has already been recorded and these areas are considered to have no further potential for Aboriginal archaeology.
- All significant potential Non-Aboriginal archaeology within Blocks 1, 2 and 3 has been archaeologically recorded in accordance with Casey & Lowe's *Archaeological Research Design & Management Strategy* (May 2010).
- Potential archaeology within the EPA remediation zone will be the subject of a separate Research Design following the conclusions of the SISCO trial.

Specific Buildings

- The proposed hotel podium will be built completely within the modern reclamation zones of the container terminal wharf and there are no archaeological issues involved with the construction of this building.
- The proposed towers on Block 4 are within the EPA remediation zone and impacts within this area were approved as part of Modification 4.

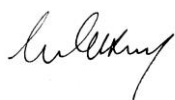
The currently approved development impacts will remove all archaeological remains within Barangaroo South (Blocks 1 to 4), so there are no changes to impacts on the archaeological resource as a result of this proposal.

We understand that Lend Lease (Millers Point) has consulted with the Barangaroo Delivery Authority in the preparation of the documentation for this concept plan amendment.

Please contact the undersigned if you wish to discuss this letter.

¹ Comber Consultants, 2013 *Aboriginal Archaeological and Cultural Heritage Assessment and Heritage Impact Statement, Barangaroo SSD 5897-2013 Remediation Development Application* (updated July 2013).

Yours sincerely



Dr Mary Casey
Director

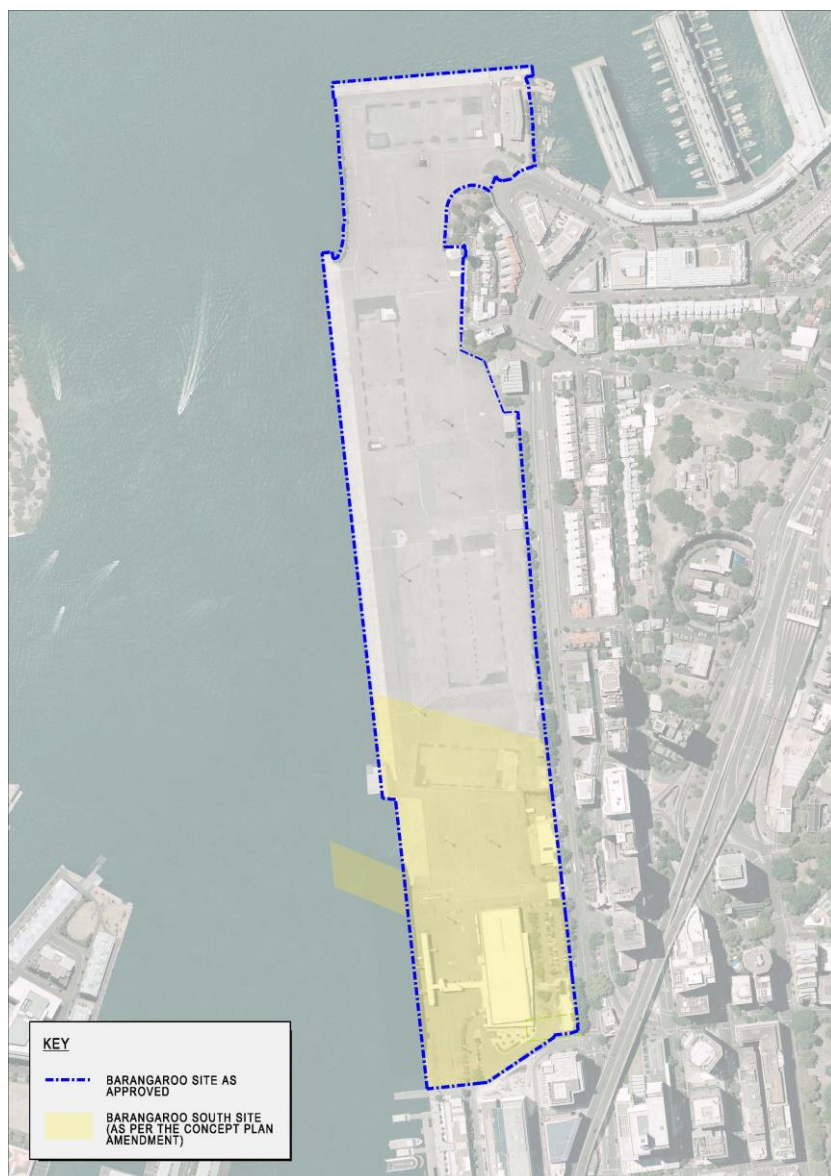


Figure 1: Barangaroo South subject area.