



ENVIRONMENT PROTECTION AUTHORITY

Your reference: MP06\_0162 MOD8  
Our reference: EF13/5222 – DOC15/92287 & DOC15/92287-01  
Our contact: Bob Marr

Mr Ben Lusher  
Acting Director Key Site Assessments  
Planning & Environment  
23-33 Bridge St  
SYDNEY NSW 2001

Attn: Sara Roach

Dear Mr Lusher

The Environment Protection Authority (EPA) refers to your letter dated 16 March 2015 seeking comment on a *Section 75W Environmental Planning and Assessment Act* Modification request relating to the Concept Plan for Barangaroo and a related proposed State Environmental Planning Policy (SEPP) Amendment. EPA refers also the supporting information, particularly the appended report titled *Environmental Assessment Report (EAR) Concept Plan Modification 8 and Major Development SEPP, State and Regional Development SEPP and Sydney Harbour SREP Amendments* prepared by JBA Urban Planning Consultants Pty Ltd and submitted to the Department of Planning and Environment on behalf of Lend Lease (Millers Point) Pty Ltd.

The EPA has reviewed the documentation appended to the modification request and provides the following comments:

EPA concludes that the environmental risks and impacts have been adequately assessed and will not significantly be increased by the proposed modification. EPA notes however that the Air Quality Impact Assessment (AQIA) shows that the cumulative impact of works on the entire Barangaroo site shows exceedances of the PM10 criteria. EPA notes also the comment in the EAR that modelled high hourly concentrations “...may be unlikely and due to slight differences in modelling of the Barangaroo South and remainder of Barangaroo works, these findings may not represent a realistic situation”. Notwithstanding this uncertainty, in light of the predicted exceedances of PM10 criteria EPA endorses the recommendation for the development and implementation of a comprehensive Air Quality Management Plan (AQMP) which includes a reactive air quality management strategy. The AQMP should include ongoing monitoring of emissions and potential impacts and where exceedances occur, provide for an appropriate management response. EPA endorses the proposal to extend the existing monitoring and reactive management plan to incorporate additional monitoring sites located close to the future stages of development to assist in mitigating the predicted exceedances of PM10 should they occur.

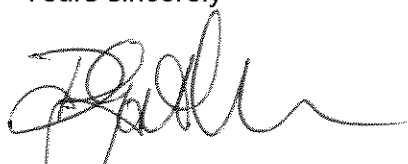
EPA notes the proposed modification to the Concept Plan (revision of the siting of the Crown Hotel) occurs in the portion of Barangaroo site not regulated by the EPA under the Contaminated Land Management Act 1997.

You will be aware that the BDA is the holder of Environment Protection Licence 13336 which covers the portion of the site under consideration and the EPA will require that any subsequent works relating to this Modification Application will need to be done to ensure compliance with the conditions attached to the EPL as varied from time to time.

In summary, EPA is satisfied that any short-term environmental or amenity impacts associated with the Barangaroo development, including those arising from this proposed consent modification and proposed SEPP amendment can be adequately controlled by adherence to the Statement of Commitments and compliance with the relevant Project Approval and EPL conditions. Consequently the EPA has no objections on environmental grounds to P&E granting this project modification request should it decide to do so.

If you have any queries regarding these matters please contact Bob Marr on 9995 6825.

Yours sincerely



16 April 2015

**David Gathercole**  
**Unit Head Sydney Industry**  
**Environment Protection Authority**