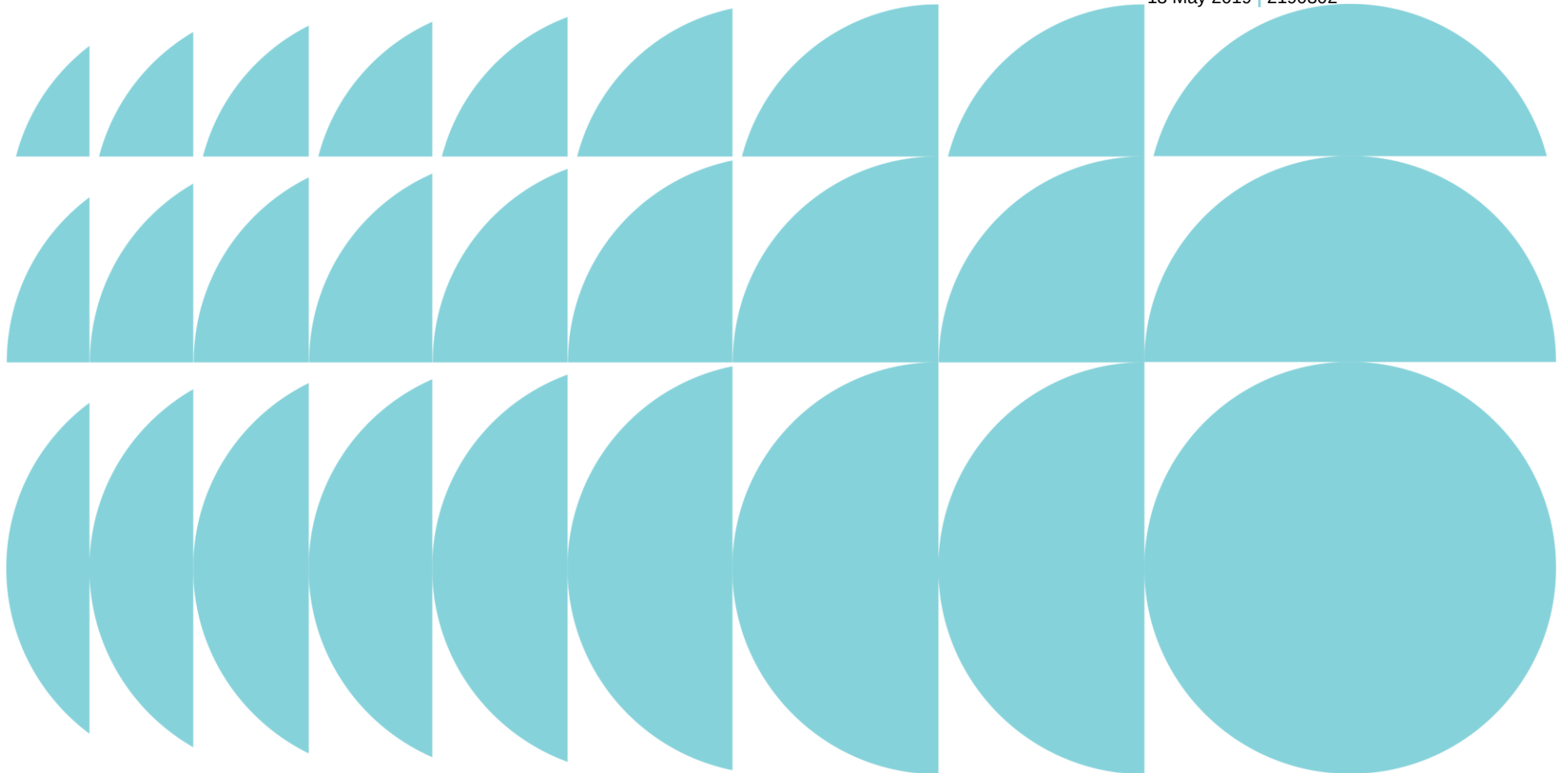


Response to Public Submissions

Building R5
One Sydney Harbour

Submitted to Department of Planning and
Environment
On behalf of Lendlease (Millers Point) Pty Ltd

13 May 2019 | 2190302



Comments Received	Number of times raised	Response
Design of proposed buildings • Out of scale with existing development • Impact on Hickson Road Streetscape • Aesthetic not attractive	3	The proposed buildings have been designed in accordance with the approved Barangaroo Concept Plan (MP06_016 MOD 8), which includes the <i>Barangaroo South Built Form and Urban Design Guidelines</i>. The Concept Plan (as modified) determines the building envelope of the proposed building, and any impact on the surrounding urban environment was considered during assessment of the Concept Plan (Modification 8). Renzo Piano Building Workshop was selected to design the building following a design competition, where the proposed design was selected due to its relationship to the surrounding environment and high quality design, materials and detailing. As a result, the design of the proposed building is appropriate for Barangaroo South, which is an established urban renewal area in the Sydney CBD. The scale of the development is in accordance with the approved planning controls for the area, and the fine grain design is consistent with the site-specific design guidelines that have been approved under the Concept Plan (Modification 8). It is considered that building is well designed and provides a positive interface to Hickson Road, including at the ground level with the proposed colonnade.
Impact on existing residents • Visual privacy on adjoining neighbours • Loss of views to Sydney Harbour from adjoining residential buildings	2	A detailed assessment of the proposal's potential impacts on surrounding residents was provided in the exhibited Environmental Impact Statement (EIS). As outlined above, the proposed One Sydney Harbour buildings have been designed in accordance with the approved Concept Plan (as modified), including the <i>Barangaroo South Built Form and Urban Design Guidelines</i>. The assessment of the Concept Plan (Modification 8) considered impacts on surrounding residents, including view and visual impacts, privacy and solar access. The proposed One Sydney Harbour buildings, including Building R5, are entirely consistent with the Concept Plan (as modified), and are therefore consistent with the outcomes assessed and considered appropriate in respect of these matters. In addition to this, the proposed buildings meet the recommended design criteria for visual privacy and building separation – providing in excess of 18 metres between the building and the closest adjoining neighbour outside of the Barangaroo South site. In relation to views, the proposed building is consistent with the view and visual impact assessment submitted under Concept Plan (Modification 8) in that the principle of view sharing is achieved. Refer to Section 4.4 of the covering RTS report.
Noise and vibration impacts • Construction noise • Operation of generators and other noise sources associated with the development	3	Noise and vibration impacts during construction will be managed in accordance with a detailed Construction Environmental Management Plan any Sub-Noise and Vibration Management Plan to be prepared prior to the commencement of works, and in accordance with any conditions imposed by the Department of Planning and Environment. Upon occupation of the building, ongoing noise emissions will comply with the recommendations of the Acoustic Assessment to ensure that the building does not generate unacceptable levels of noise.

Comments Received	Number of times raised	Response
Air quality Construction impacts	1	Air quality impacts will be managed in accordance with a detailed Construction Management Plan to be prepared prior to the commencement of works, and in accordance with any conditions imposed by the Department of Planning and Environment.
Traffic Estimated traffic generation is considered inaccurate based on current traffic in the area	1	Traffic modelling has been undertaken by Arup in accordance with accepted traffic modelling methodology and based on traffic surveys of the existing conditions.