



10051  
15 December 2014

Carolyn McNally  
Secretary  
Department of Planning and Environment  
23-33 Bridge Street  
SYDNEY NSW 2000

Dear Ms. McNally

**MP11\_0002 (MOD 1) (RESIDENTIAL BUILDINGS R8 & R9) - RESPONSE TO SUBMISSIONS  
BARANGAROO SOUTH**

We write to you on behalf of the proponent Lend Lease, in response to the issues raised in relation to Modification 1 to Residential Buildings R8 & R9 (MP11\_0002) (herein after referred to as Residential Buildings R8 & R9 (Mod 1)).

Lend Lease and its specialist consultant team have reviewed and considered the submissions and, in accordance with clause 75H(6) of the *Environmental Planning and Assessment Act 1979*, this Response to Submissions sets out the Proponent's response to the issues raised.

This response also includes an addendum relating to the following design amendments:

- The provision of design parameters for the western, northern and southern façade shopfront designs of Buildings R8 & R9. The addendum seeks to provide clarity around future shopfront design, while appropriate flexibility for the design of these shopfronts to maximise activation of the ground plane within the Barangaroo site.
- The amendment to the layout of the rooftop on Building R9 to increase the western setback of the gazebo and green wall from the parapet to accommodate a building maintenance unit (BMU) operator cradle behind the parapet.

Updated Architectural Drawings prepared by PTW Architects and FJMT are provided with this addendum (refer to **Attachment A**).

**1.0 RESPONSE TO SUBMISSIONS**

Residential Buildings R8 & R9 (Mod 1) was referred to relevant government agencies and the City of Sydney Council (Council) for comment. It is understood that the Department of Planning and Environment received submissions from Council and Transport for NSW, who indicated they did not have any comments to provide.

The Department also sought the Government Architect's Office advice on the design changes proposed. A response to each of the Government Architect's Office comments is attached to this letter (**Attachment B**).

## 2.0 PROPOSED SHOPFRONT AMENDMENTS

The proposed amendments to the shopfronts on the western, northern and southern façade of Buildings R8 & R9 are indicated on the Architectural Drawings with notations. These notations identify that the detailed design of the shopfronts will either be the subject of design development undertaken by Lend Lease, or the subject of a further approvals by the future tenants, prior to construction. The following design parameters have been included in these notations in order to provide guidance under both scenarios:

- minimum 55% transparency glazing for shopfronts; and
- partially operable shopfronts are permitted.

As well as including these notations on the Architectural Drawings, additional clarity is proposed to be provided around shopfronts in the form of a new Statement of Commitment. This Commitment will provide key criteria for the future shopfront designs, allowing for a flexible approach to be adopted for the delivery of an active ground plane at Buildings R8 & R9 facing the waterfront. The proposed additional Statement of Commitment is as follows (words to be inserted shown in ***bold italics***):

***Separate approvals are required for the detailed design of shopfronts. The future shopfront designs of Buildings R8 & R9 are to be consistent with the following:***

- ***All works must comply with the Building Code of Australia and relevant Australian Standards;***
- ***Shopfronts may include operable/fixed elements, such as glazing, windows, doors, benches and the like;***
- ***The minimum transparency of the glazing is to be 55%; and***
- ***Signage is to be consistent with the signage strategy, which is to be submitted to the Secretary prior to issue of a relevant construction certificate.***

A revised and consolidated Statement of Commitments is provided at **Attachment C**.

This addendum seeks to provide clarity on the future delivery of shopfronts, and ensures there is a framework in place for the future tenants to regulate the delivery of the shopfronts and achieve an active ground plane. The provision of an additional Statement of Commitment will secure a framework for the future assessment of shopfronts, and will allow flexibility in designs whilst facilitating the efficient and timely delivery of each shopfront.

## 3.0 PROPOSED R9 ROOFTOP BMU AMENDMENTS

The amendment to the layout of the rooftop on Building R9 to increase the western setback of the gazebo and green wall from the parapet to accommodate a BMU operator cradle behind the parapet. This proposed change to the design of the building will not be perceptible from ground level. The BMU will be concealed behind the parapet when not in use.

A detailed drawing illustrating the gazebo design (Drawing No: BR9AD6000002) is included at **Attachment D**.

We trust the above information is sufficient to allow a prompt assessment of the modification. Should you have any queries about this matter, please do not hesitate to contact me on 9956 6962 or mrowe@jbaurban.com.au.

Yours sincerely,



Michael Rowe  
Principal Planner

- Attachment A – Amended Architectural Drawings
- Attachment B – Response to Government Architect’s Office submission
- Attachment C – Consolidated Statement of Commitments
- Attachment D – Landscape\_Greenwall Gazebo L7 Drawing BR9AD6000002