

# Building R1 (SSD 6513)

## Attachment A – Detailed Response to Submissions

Response to Schedule 1: Additional matters identified by the Department of Planning and Environment.

| Issue                                  |  | Lend Lease Response   |
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| Department of Planning and Environment |  |   |
| 1                                      | <p><b>Architectural Plans</b><br/>The architectural plans need to include a site layout plan that shows how the building sits on the site relative to Transport Place, R7, and R8 and R9. The plan must be provided at an appropriate scale.</p>   | <p>A site location plan was provided with the Architectural Drawings (refer to plan BR1-ASK-12-04-05). This plan illustrates the immediate surrounds of the building, including Buildings R8, R9, R7, C5 and C4. The plan is provided at a scale of 1:500 (A3). A smaller insert on BR1-ASK-12-04-05 illustrates the wider context of the proposal in the Barangaroo Site. This level of detail is commensurate to past applications at Barangaroo South.</p>   |
| 2                                      | <p><b>Building Use</b><br/>The Department requires that a use be determined for the building. While it is accepted that the specific uses of part of the building will be the subject of future development applications (it's noted that the EIS identifies that the building is intended to be used for food and drink premises), the application must outline what the general use of the building will be.</p>   | <p>The building will be used as a restaurant and bar pursuant to a general bar hotel license to be issued under the Liquor Act 2007. This type of food and drink premises falls under the land use definition of a 'pub' in the Standard Instrument.</p> <p>A suite of documents (refer to <b>Attachment C</b>) has been prepared by the future tenant's consultant team describing the proposed use and fit out of Building R1 as well as providing an assessment of the potential environmental impacts in accordance with the relevant items in the Secretary's Environmental Assessment Requirements.</p>   |
| 3                                      | <p><b>Car Parking</b><br/>The application seeks approval for the operation and use of 15 car spaces within the basement car park to service the demand generated by Building R1. Based on the intended future retail use, the car parking calculations have been undertaken using the 'other uses' rate outlined in the approved Barangaroo Concept Plan (as outlined in Page 2 of Appendix D - Transport Assessment). The Department requests further supporting justification for the use of the 730m<sup>2</sup> site area figure used for the purpose of calculating car parking. The site area figure should reflect the building footprint only (consistent with the car parking assessments for other buildings at Barangaroo). Based on the plans accompanying the EIS, the footprint of the building appears significantly smaller than 730m<sup>2</sup>.</p> | <p>The approach of calculating car parking using the Development Application (DA) site area has been agreed on previous Barangaroo South applications and used consistently to ensure accuracy. It has regard to the definition of site area as defined in the <i>Standard Instrument – Principal Local Environmental Plan</i>, which is as follows (<b>emphasis added</b>):</p> <p style="text-align: center;"><i>site area means the area of any land on which development is or is to be carried out. The land may include the whole or part of one lot, or more than one lot if they are contiguous to each other, but does not include the area of any land on which development is not permitted to be carried out under this Plan.</i></p> <p>The DA site area for R1 has been calculated on the basis of the definition of site area and consistent with the approach applied on earlier applications, as set out below.</p> <p>To-date parking has been approved for the commercial buildings C3, C4 and C5 and residential buildings R8 &amp; R9. The site area for the purposes of calculating car parking for these buildings reflected the extent of permanent building works proposed. It excluded the areas of potential temporary public domain noting that these works may never be constructed and fall on the sites of future buildings (e.g. Buildings C1, C2/C6) and public domain. This approach has ensured no 'double counting' of site areas for the purposes of calculating car parking. The R1 site area comprises the area covered by the building (including overhangs) and area of permanent public domain such as planters and stairs to be constructed as part of the R1 development.</p> <p>To apply the approach recommended by the Department considering only the building footprint would be inconsistent with the definition of 'site area' and the approach taken on other parts of the Barangaroo South site to-date where the site area essentially relates to the site coverage of the building and the extent of related permanent works.</p> <p>In light of the above, the proposed number of 15 spaces is correct.</p> |

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| 4     | <p>Notwithstanding, assuming 730m<sup>2</sup> is an acceptable figure, the Department considers the proposed provision of car parking for the building to be excessive in comparison to the provision of car parking servicing the retail areas of other buildings at Barangaroo. For example, Commercial Building C3 (5,624m<sup>2</sup> of retail floor space - 7 spaces), C4 (2,214 m<sup>2</sup> - 2 spaces) and C5 (4,594m<sup>2</sup> - 5 spaces) and Residential Buildings R8 and R9 (1,622m<sup>2</sup> - 0.5 spaces). The Department therefore seeks further supporting justification for the necessity to provide 15 car spaces for Building R1 and the figure's compliance with the Barangaroo Concept Plan. Should the proposed provision of car parking change, further information should be provided regarding any resultant changes in traffic generation from the development.</p>   | <p>The proposed car parking is provided in accordance with the approved Concept Plan rates. Furthermore, it should be noted that trip generation is not necessarily linked to the number of car parking spaces provided.</p>  |
| 5     | <p><b>Contamination</b><br/>The Department requests that you obtain a Section B - Site Audit Statement to verify that the Amended Remedial Action Plan - Barangaroo - Other Remediation Works (South) Area prepared by AECOM Australia Pty Ltd, dated 7 July 2011, (RAP) (as amended), is appropriate for the proposed development. The Site Auditor is to confirm that the RAP adheres to appropriate standards, procedures and guidelines (including <i>State Environmental Planning Policy No 55-Remediation of Land</i>), and must have regard to the proposed works outside the area that the RAP applies to the west of the Stage 1 A basement groundwater retention wall (including the excavation, piling and public domain works) as well the intended future retail use of the building. Should the Site Auditor be of the view that the existing RAP (as amended) is not appropriate for the development, a RAP addendum will need to be prepared.</p> | <p>The Site Auditor has confirmed in writing that the approved RAP is appropriate for the proposed development. The construction of piles and minor excavation proposed as part of Building R1 works are considered by the Site Auditor to be consistent with the provisions of the approved RAP; therefore the remediation criteria and control measures specified in the RAP are appropriate.</p>   |
| 6     | <p><b>Reflectivity</b><br/>The Department requests that a Reflectivity Study be prepared by an appropriately qualified person to assess any potential impacts of solar reflections off the proposed development on traffic in the surrounding area of the Barangaroo site and the Sydney CBD.</p>   | <p>The scale, design and materials of the proposed building and its orientation to the south west of large commercial towers and adjacent to the harbour are such that there is limited potential for reflectivity impacts. The glazing line on each level is well setback from the edge of the overall structure, with outdoor terraces provided on all levels. These outdoor terraces will shield the glazing and limit direct sunlight penetration onto the glazing, in turn reducing potential for adverse solar reflections.</p> <p>The façade material specifications will be no greater than 20% external visible light reflectance rating. This rating is in accordance with the requirements applied by City of Sydney throughout the remainder of central Sydney. On this basis, the building will not result in adverse reflectivity impacts. If considered necessary, a condition of consent could be applied to any consent regarding the limitation of façade material specifications to be no greater than 20% external visible light reflectance.</p> |

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| 7     | <p><b>Operational Noise</b><br/>The Department requests further details regarding the mitigation and management measures that would be implemented to ensure that the operational noise impacts of the proposed development's mechanical plant and equipment would comply with the relevant operational noise criteria at all nearby sensitive receivers.</p>  | <p>It is not possible to nominate specific measures to mitigate noise impacts from the future plant associated with the building is at this stage given that the specific mechanical plant is yet to be selected, and will be confirmed during the design development and contractual phases prior to construction. At the time of design development, specific mitigation measures will be provided to ensure that the plant achieves acoustic targets and does not have any adverse impact on nearby sensitive receivers. Examples of such specific measures include acoustic attenuated plant enclosures/rooms, anti-vibration plant footing/mounting and implementation of an inspection and maintenance procedures having regard to the with the manufacturer's instructions or specifications. This can be addressed by Condition of Consent, as is the standard approach adopted in Development Applications, including previous approvals on the Barangaroo South site. An example of such a condition (extracted from the Consent for Buildings R8 and R9) is below:</p> <p><i><b>NOISE CONTROL - MECHANICAL PLANT AND EQUIPMENT</b></i><br/>Noise associated with the use of any mechanical plant and equipment shall not give rise to any one or more of the following :</p> <ol style="list-style-type: none"> <li>(1) Transmission of an "offensive noise" as defined in the Protection of the Environment Operations Act 1997 to any affected receiver.</li> <li>(2) A sound pressure level at the boundary of any affected receiver that exceeds the background (LA90, 15 MINUTES) noise level by more than 5dB. The background noise level must be measured in the absence of noise emitted from the use in accordance with Australian Standard AS 1055.</li> </ol> <p>Furthermore, noise associated with the proposed use of the building has been assessed in the tenant's consultant package (<b>Attachment C</b>). Appropriate conditions of consent relating to noise are expected on any development consent taking into account the unique nature of the site.</p> |
| 8     | <p><b>Transport Place and Visual Impacts</b><br/>The Department requests that revised plans be provided in the RTS clearly showing that a width of 15 metres would be maintained along Transport Place adjacent to Building R1 and R8 and R9.</p>  | <p>This issue is further addressed in the covering RTS letter. In summary, there are no adverse view impacts in the Exchange Plan (formerly Transport Place) view corridor. The proposed siting of Building R1 aligns with Building R7 in creating a vista down Exchange Plan (formerly Transport Place) and defining the southern edge with high quality architecture. The width of Exchange Plan (formerly Transport Place) will not be altered from that approved under the Stage 1A Public Domain application, (SSD DA 6303) and is suitable for the anticipated pedestrian flows.</p>  |
| 9     | <p>The Department requests that further visual analysis be undertaken of the potential visual impacts on this view corridor from the Sydney CBD through Transport Place to the harbour. The Department also notes that SSD applications are required to be consistent with an approved concept plan and therefore non-compliance with the envelope controls in the Barangaroo Concept Plan needs to be addressed in this regard.</p> | <p>This issue is further addressed in the covering RTS letter. In summary, the CGIs provided with the RTS demonstrate that there are no adverse view impacts in the Exchange Plan (formerly Transport Place) view corridor. The proposed siting of Building R1 aligns with Building R7 in creating a vista down Exchange Plan (formerly Transport Place) and defining the southern edge with high quality architecture. Further discussion on this issue is provided in the RTS Letter.</p>   |

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### Response to Agency and Council Submissions

| Key Issues Raised   |  | Lend Lease Response   |
|---------------------|--|---|
| <b>Sydney Water</b> |  |   |
| 1                   | <b>Water</b><br>Potable water for the Barangaroo development will be supplied by Sydney Water. The potable water supply to the site will be via a proposed ring main extended from the existing watermain in Hickson Road. This Sydney Water watermain will be located in the road corridor above the basement of buildings C2, C3 and C4. | Agreed. To clarify, potable water for the Barangaroo development will be supplied by Sydney Water. The potable water supply to the site will be provided via a proposed looped main connected at two locations into the existing watermain in Hickson Road. This Sydney Water watermain will be located in the road corridors above the basement ground plane slab in Shelley Street, Lime Street and Globe Street.   |
|                     | A potable water top-up facility will be provided to the Recycled Water Plant and will service only the Barangaroo development. When the recycled water demand exceeds the supply from the RWP, potable water will be used for Barangaroo South and Barangaroo Central to top up the recycled water tank.                                   | Agreed. To clarify, a potable water top-up facility will be provided to the Recycled Water Plant scheme from the potable water supply to the Basement and will service only the Barangaroo development; potable water top-up will not be provided for RW export customers. When the recycled water demand exceeds the supply from the RWP or the RWP is offline, potable water will be used for Barangaroo South and Barangaroo Central to provide waters service for non-potable water uses. |
|                     | A potable water back-up supply will be via an extension from the proposed Sydney Water ring main. The back-up supply may require when the RWP is offline or during seasonal variations to cover the peak demand if required.   | Noted.  |
| 2                   | <b>Recycled Water</b><br>Recycled water will be provided to the development by Lend Lease Recycled water (Barangaroo South) from the proposed private Recycled Water Plant.  | Noted.  |
| 3                   | <b>Wastewater</b><br>Within the Barangaroo development, Lend Lease Recycled Water (Barangaroo South) will collect wastewater through a private sewerage network which will discharge to an internal private Recycled Water Plant (RWP).  | Agreed. To clarify, within the Barangaroo development, Lend Lease Recycled Water (Barangaroo South) will collect wastewater through a private sewerage network which will discharge to an internal private Recycled Water Plant (RWP) for treatment.  |
|                     | Wastewater discharge from the treatment plant, containing treatment by-products, will flow to Sydney Water sewer in Hickson Road which discharges to SP1129. Wastewater discharge will be covered under consent to discharge industrial trade wastewater.  | Agreed. To clarify, wastewater discharge from the treatment plant, containing treatment by-products, will flow to Sydney Water sewer in Hickson Road which discharges to SP1129. Wastewater discharge will be covered under industrial trade agreement with SWC to discharge into SWC system.   |

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| Key Issues Raised             |   | Lend Lease Response   |
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|                               | In an emergency situation, when the recycled water plant is not operational or during planned maintenance period; Partial or full discharge of wastewater from the development will be discharged in Sydney Water 450mm sewer main in Hickson Road via a gravity overflow connection. In this situation, Recycled Water Plant Operator is to inform Sydney Water Service that the emergency discharge from Barangaroo is required. This will allow Sydney Water service to prepare for accepting the flow and also avoid any maintenance activities on SP1129.  | Agreed. To clarify, in an emergency situation, when the recycled water plant is not operational or during planned maintenance period; partial or full discharge of wastewater from the development will be discharged in Sydney Water sewer main in Hickson Road via a by-pass gravity connection into SW gravity main fronting the Development. In this situation, Recycled Water Plant Operator is to inform Sydney Water Service that the emergency discharge from Barangaroo is required. This will allow Sydney Water service to prepare for accepting the flow and also avoid any maintenance activities on SP1129.<br><br>In addition, emergency wastewater storage has been constructed to provide additional storage for wastewater to SP1129. |
|                               | In addition, an alarm/alert system will be installed such that SWC are made aware of any overflow above normal discharge conditions agreed in the Trade Waste Agreement.  | Noted.  |
| <b>City of Sydney Council</b> |   |   |
| 1                             | <b>Public Domain Issues</b><br>Coordination between the Stage 1A Public Domain and the proposed buildings, through careful review of public domain plans and associated alignment levels at the detailed design phase, is critical to the building interfaces and surrounding infrastructure and services. Important elements include the transition from Building R1 to the waterfront lawn and walk is currently shown open and inviting. Regardless of the eventual land use, including a licenced food and entertainment venue where areas might be cordoned off by temporary and permanent means, the open relationship between the building and the public domain should be maintained. | Noted and agreed. In light of the importance of this matter, careful consideration has been given to the integration of the Stage 1A Public Domain works (as now approved under a separate State Significant DA) with the proposed development.<br><br>The finished levels, materials and finishes shown on the architectural drawings are consistent and compatible with those shown on the approved Stage 1A Public Domain DA drawings. It is envisaged that the open relationship between the future Building R1 and the public domain will be maintained as much as possible in light of relevant licensing requirements.   |
|                               | Confirmation is sought of the future ownership/responsibility for the public domain areas. A decision on future maintenance and upkeep of the public domain is necessary so that appropriate specification of materials, furnishings and workmanship can be conditioned and inspected throughout the construction phase.  | The Barangaroo Delivery Authority (BDA) will retain ownership of the Public Domain at Barangaroo.   |
| 2                             | <b>Transport Issues</b><br>The quantum of bicycle parking associated with the buildings is considered significantly low given the high modal share targets for sustainable transport across the precinct. In lieu of the bike parking rates adopted in Concept Plan Mod 4, it is recommended that the City of Sydney rates are used.  | Bicycle parking for Building R1 is proposed to be provided in accordance with the approved rates under the Barangaroo Concept Plan. The approach to providing bicycle parking is consistent with previous applications at Barangaroo South and is in accordance with the approved Transport Management and Access Plan. Therefore no change to bicycle parking is proposed.   |

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| 3                 | <p><b>Design Issues</b></p> <p>Although building R1 is conceived as an object building, to be experienced in-the-round, the ground floor uses and elevations to Lime Street and the south indicate largely blank, inactivated facades.</p>  | <p>A number of constraints exist for Building R1, including the need to accommodate the Shared Services Riser' which protrudes through to above-ground on the Building R1 site, and also the need to provide a services to support the building. The provision of services on the ground level is unavoidable and is common practice in all new developments. The location of these services has been contained to a small percentage of the façade. Through focusing these services to a small portion of the façade, it allows for a more contiguous and usable ground level that focuses the activation at the higher priority pedestrians areas of the Foreshore Promenade and Exchange Plan (formerly Transport Place).</p> <p>Careful landscaping treatments, including planter boxes, have been provided to soften the presence of these required services in the façade.</p> |
|                   | <p>The long concrete planter to the south creates a wall at pedestrian level, and a terrace that effectively seems to be dead space - too narrow to serve any function. Consideration should be given to carry through the stairs indicated to the south-west of the building to become a place for people to sit or a broader catchment for pedestrians approaching the building. Such a response may assist in extending the well-activated western front of the building around this corner.</p> | <p>The planter to the south of Building R1 has been amended to terrace with the required topography of the site. This has allowed for additional width to the stairs located in the south-western corner of the site. The planter plays a critical role in defining the public and private space and responding to the level differences between the Barangaroo Site and land to the south. The terracing and amended layout of the planter will ensure there is no 'dead-space' and a level of interest is provided around the entire building.</p>   |
|                   | <p>It is accepted that there may be limited scope to activate the south-east corner of the building because of services. Consideration should be given to removing the planter return here. It will be critical to ensure that materials along the Lime Street facade are of very high quality and inherent interest.</p>   | <p>The planter along the southern side of Building R1 has been amended to terrace and provide additional interest where services are required in the building façade. This ensures that the aesthetic of the building is enhanced, even in locations where services are unavoidable.</p>   |
| 4                 | <p><b>Recommended Conditions</b></p>  |  |
|                   | <p><u>(1) Construction Traffic Management Plan</u></p> <p>A Construction Traffic Management Plan must be submitted and approved prior to a Construction Certificate being issued.</p>   | <p>Noted. This is standard for Barangaroo. It is requested that the wording of such a condition is consistent with earlier development consents issued at Barangaroo rather than wording suggested by the City of Sydney.</p>  |

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| <p><u>(2) Alignment Levels – Major Development</u></p> <p>(a) Proposed building floor levels, basement levels and ground levels shown on the approved Development Application plans are indicative only and have not been approved by this consent.</p> <p>(b) Prior to a Construction Certificate being issued for any building work, excluding approved preparatory or demolition work, alignment levels for the building and site frontages must be submitted to and approved by Council. The submission must be prepared by a Registered Surveyor, must be in accordance with the City of Sydney's <i>Public Domain Manual</i> and must be submitted with a completed Alignment Levels checklist (available in the <i>Public Domain Manual</i>) and Footpath Levels and Gradients Approval Application form (available on the City's website).</p> <p>(c) These alignment levels, as approved by Council, are to be incorporated into the plans submitted with the application for a Construction Certificate for any public domain work as applicable under this consent. If the proposed detailed design of the public domain requires changes to any previously approved Alignment Levels, then an amended Alignment Levels submission must be submitted to and approved by Council to reflect these changes prior to a Construction Certificate being issued for public domain work.</p> | <p>It is not appropriate to impose this condition of consent as it does not reasonably relate to the scope of the subject DA. The resolution of levels in the surrounding public domain, including integration with Hickson Road and Wynyard Walk will occur pursuant to conditions of consent relating to the Stage 1A Public Domain DA, not this application.</p> <p>The architectural drawings submitted with the application sufficiently demonstrate the proposed method of integration between the subject building and surrounding levels on Shelley Street and the Public Domain in Stage 1A Barangaroo South. The proposed levels are subject to design development but will be generally consistent with that illustrated on the drawings submitted with the DA.</p> |
| <p><u>(3) Paving Materials</u></p> <p>The surface of any material used or proposed to be used for the paving of colonnades, thoroughfares, plazas, arcades and the like which are used by the public must comply with AS/NZS 4586:2004 (including amendments) "Slip resistance classification of new pedestrian surface materials".</p>  | <p>Noted.</p>  |

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| <p><u>(4) Public Domain Plan</u></p> <p>(a) A detailed Public Domain Plan must be prepared by a suitably qualified architect, urban designer, landscape architect or engineer and must be lodged with Council's Public Domain Section and be approved by Council prior to a Construction Certificate being issued for public domain work or above ground building work, whichever is later. The Public Domain Plan must be submitted with a completed Public Domain Plan checklist (available in the City of Sydney's <i>Public Domain Manual</i>).</p> <p>(b) The Public Domain Plan must document all works required to ensure that the public domain complies with the City of Sydney's <i>Public Domain Manual</i>, <i>Sydney Streets Design Code</i> and <i>Sydney Streets Technical Specification</i>, including requirements for road pavement, traffic measures, footway pavement, kerb and gutter, drainage, vehicle crossovers, pedestrian ramps, lighting, street trees and landscaping, signage and other public domain elements. If an Alignment Levels condition applies to the development, the Public Domain Plan submission must incorporate the approved Alignment Levels. If the proposed detailed design of the public domain requires changes to any previously approved Alignment Levels, then an amended Alignment Levels submission must be submitted to and approved by Council to reflect these changes prior to a Construction Certificate being issued for public domain work.</p> <p>(c) The works to the public domain are to be completed in accordance with the approved Public Domain Plan and Alignment Levels plans and the <i>Public Domain Manual</i> before any Occupation Certificate is issued in respect of the development or before the use commences, whichever is earlier.</p> | <p>This is not relevant to the scope of the DA.</p> |

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| <p><u>(5) Public Domain Works - Hold Points And Handover</u></p> <p>(a) Prior to a Construction Certificate being issued for public domain work, including civil, drainage and subsurface works, a set of hold points for approved public domain, civil and drainage work is to be determined with and approved by the City's Public Domain section in accordance with the City of Sydney's <i>Public Domain Manual</i> and <i>Sydney Streets Technical Specification</i>.</p> <p>(b) Prior to a Certificate of Completion being issued for public domain works and before the issue of any Occupation Certificate for the development or before the use commences, whichever is earlier, electronic works-as-executed (as-built) plans and documentation, certified by a suitably qualified, independent professional must be submitted to and accepted by Council for all public domain works. Completion and handover of the constructed public domain works must be undertaken in accordance with the City of Sydney's <i>Public Domain Manual</i> and <i>Sydney Streets Technical Specification</i>, including requirements for as-built documentation, certification, warranties and the defects liability period.</p> | <p>This is not relevant to the scope of the subject DA.</p> |

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| <p><b><i>(6) Stormwater And Drainage - Major Development</i></b></p> <p>(a) Prior to a Construction Certificate being issued for any excavation, civil construction, drainage or building work (whichever is earlier), excluding approved preparatory or demolition work, details of the proposed stormwater disposal and drainage from the development including a system of on-site stormwater detention in accordance with Council's standard requirements and details of the provision and maintenance of overland flow paths must be submitted to and approved by Council. All approved details for the disposal of stormwater and drainage are to be implemented in the development.</p> <p>(b) The requirements of Sydney Water with regard to the on site detention of stormwater must be ascertained and complied with. Evidence of the approval of Sydney Water to the on-site detention must be submitted prior to a Construction Certificate being issued excluding any approved preparatory, demolition or excavation works.</p> <p>(c) Prior to the issue of any Occupation Certificate, a Positive Covenant must be registered on the title for all drainage systems involving On-Site Detention (OSD) to ensure maintenance of the approved OSD system regardless of the method of connection.</p> <p>(d) Any proposed connection to the Council's underground drainage system will require the owner to enter into a Deed of Agreement with the Council and obtain registration on Title of a Positive Covenant prior to Construction Certificate being issued for public domain works or above ground building works, whichever is earlier, and prior to the commencement of any work within the public way.</p> <p>(e) An "Application for Approval of Stormwater Drainage Connections" must be submitted to the Council with the appropriate fee at the time of lodgement of the proposal for connection of stormwater to the Council's drainage system.</p> | <p>Council's approval is not relevant to works on private property.</p> <p>Furthermore, drainage from the site will occur within Barangaroo South via connections provided for under the approved Stage 1A Basement Project and the Stage 1A Public Domain DA. Sydney Water requirements will apply.</p> |
| <p><b>Schedule 1B - Site Rectification / Hoarding Approval / The Public Way</b></p>  |  |
| <p><b><i>(7) Defects Liability Period – Public Domain Works</i></b></p> <p>All works to the City's public domain, including rectification of identified defects, are subject to a [insert time frame, typically 12] month defects liability period from the date of final completion. The date of final completion will be nominated by Council on the Certificate of Completion for public domain works.</p>  | <p>This is not relevant to the site or scope of proposed works under the subject DA.</p>   |

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| <p><u>(8) Drainage And Service Pit Lids</u><br/>           Drainage and service pit lids throughout the public domain shall be heelguard and bicycle safe, finish flush with the adjacent pavement to avoid trip hazards and be clear of obstructions for easy opening and cleaning. Pit lids shall be in accordance with the <i>City of Sydney's Sydney Streets Design Code</i> and <i>Sydney Streets Technical Specification</i>. Details of drainage and service pit lids shall be submitted and approved by Council prior to a Construction Certificate being issued for the relevant stage of work.</p>   | <p>This is not relevant to the scope of the DA.</p> |
| <p><u>(9) Public Domain Lighting</u><br/>           (a) Prior to a Construction Certificate for public domain works or above ground building works being issued, whichever is later, a detailed Public Domain Lighting Plan for pedestrian and street lighting in the public domain must be prepared by a suitably qualified, practicing lighting engineer or lighting designer and must be submitted to and approved by Council. The Lighting Plan must be prepared in accordance with the City of Sydney's Interim Draft Sydney Lights Design Code, Sydney Streets Design Code, <i>Sydney Streets Technical Specification</i> and <i>Public Domain Manual</i> and must include the following:</p> <ul style="list-style-type: none"> <li>i. Vertical and horizontal illuminance plots for the public domain lighting design to demonstrate compliance with all relevant Australian Standards and to meet the lighting categories and requirements specified by the City;</li> <li>ii. The location, type and category of existing and proposed lights, including details of luminaire specifications, required to ensure compliance with City policies and Australian Standards;</li> <li>iii. Footing locations and structural details;</li> <li>iv. Location and details of underground electrical reticulation, connections and conduits;</li> <li>v. Certification by a suitably qualified, practicing lighting engineer or lighting designer to certify that the design complies with City policies and all relevant Australian Standards including AS 1158, AS 3000 and AS4282;</li> <li>vi. Structural certification for footing designs by a suitably qualified, practicing engineer to certify that the design complies with City of Sydney policies and Australian Standards.</li> </ul> <p>(b) The public domain lighting works are to be completed in accordance with the approved plans and the City of Sydney's <i>Public Domain Manual</i> before any Occupation Certificate is issued in respect of the development or before the use commences, whichever is earlier.</p> | <p>This is not relevant to the scope of the DA.</p> |

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|                          | <p><u>(10) Tactile Ground Surface Indicators And Handrails</u><br/>All tactile ground surface indicators, handrails and other elements required to provide access into the building / property must be located entirely within the private property boundary.</p>   | This is not relevant to the scope of the DA. The DA will accord with the relevant provisions of the BCA and Australian Standards.  |
| <b>Transport for NSW</b> |   |  |
| 1                        | <p><b>Construction Pedestrian and Traffic Management Plan</b><br/>TfNSW requests that a Construction Pedestrian and Traffic Management Plan (CPTMP) be prepared prior to the commencement of construction. The CPTMP needs to specify any potential impacts to general traffic, cyclists, pedestrians, bus services and bus facilities operating on roads within the vicinity of the site from construction vehicles during the construction of the proposed works. Should any impacts be identified, the duration of the impacts and measures proposed to mitigate these should be clearly identified and included in the CPTMP.</p> <p>The CPTMP should include the cumulative construction impacts of all the projects planned adjacent to the site and within the Wynyard Precinct including the Wynyard Walk, Public Domain Works and Barangaroo Ferry Hub projects.</p> | Noted. This is standard for Barangaroo. It is requested that the wording of such a condition is consistent with earlier development consents issued at Barangaroo.   |
| 2                        | <p><b>CBD Metro Corridor</b><br/>TfNSW acknowledges that the proponent has considered CBD Metro Corridor when preparing the development applications. TfNSW requests that the proponent engages an independent Authorised Engineering Organisation (AEO) to verify that there is no conflict between the subject developments and the CBD Metro Corridor.</p>   | The development is in accordance with the Metro Deed with RMS (of which TfNSW is a part), the Barangaroo Delivery Authority and Lend Lease. Verification of the development will be carried out pursuant to the requirements of the Deed. If considered necessary, a condition of consent to this effect could be imposed. |
| <b>Ausgrid</b>           |   |  |
| 1                        | <p>No objections are raised, subject to the following conditions being met:</p> <ol style="list-style-type: none"> <li>1. The Proponent shall continue to negotiate with Ausgrid and finalise the following in favour of Ausgrid:               <ol style="list-style-type: none"> <li>i. easements;</li> <li>ii. leases; and</li> <li>iii. rights of way,</li> </ol>               as contemplated in the enclosed plans prepared by Patrick Walsh of GeoStrata, dated 31 July 2014.             </li> <li>2. The Proponent shall provide reasonable access to Ausgrid for the installation and commissioning of Ausgrid's electrical infrastructure throughout the course of the project.</li> <li>3. The Proponent shall not interfere with Ausgrid's electrical infrastructure.</li> </ol>  | Noted.   |

# Building R1 (SSD 6513)

## Attachment A – Detailed Response to Submissions

| Key Issues Raised                  |               | Lend Lease Response |
|------------------------------------|---------------|---------------------|
| Roads & Maritime Services          |               |                     |
| 1                                  | No objection. | Noted.              |
| Office of Environment and Heritage |               |                     |
| 1                                  | No objection. | Noted.              |
| Environment Protection Authority   |               |                     |
| 1                                  | No objection. | Noted.              |