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4 October 2017

File No: SSD 6513 MOD 3
Our Ref: R/2014/14/E

Andy Nixey
A/Team Leader – Key Sites Assessments
NSW Department of Planning and Environment
GPO Box 39
Sydney NSW 2000
Email: andrew.hartcher@planning.nsw.gov.au

Dear Andy,

RE: BUILDING R1, BARANGAROO SOUTH – SSD 6513 MOD 3

Thank you for your correspondence dated 13 September 2017 which invites the City of Sydney (“the City”) to provide comment on the modification proposal.

It is noted the modification includes new signage zones, amendments to the ground floor layout including a new seating zone in the south-eastern corner, changes to windows and minor layout changes.

It is noted that the acoustic report identifies that there is no increase in patrons included as part of this proposal. This should be confirmed in the other application documentation.

The City provides the following comments in respect of the proposed modifications to be considered in the assessment of the proposal.

Proposed folded metal planter, barriers and seats, with signage

There is insufficient information to provide comments on these element of the proposal. It is also unclear how the proposed ‘signage zones’ integrate into the structures. It is recommended that further details, maybe at a scale of at least 1:20, be provided for assessment.

New Seating Zone

Concern is raised that this proposed new outdoor licensed seating zone in the south-eastern corner is in an isolated part of the building, located behind a service area, ‘disconnected’ from the public areas of the “pub”. Given the approved use of the building as a “pub”, the visual and physical separation from the premises proper limits the ability of staff to properly managed patrons within this space. It is also evident that ‘Crime Prevention Through Environmental Design’ principles have not been thoroughly considered as part of this proposed modification.

On a separate matter, it is noted that an inspection of the site appears to indicate that the works associated with this proposal has commenced.

city of villages

Should you wish to speak with a Council officer about the above, please contact Shannon Rickersey, Senior Planner, on 9265 9333 or at srickersey@cityofsydney.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'MS', is positioned below the closing text.

Michael Soo
Senior Area Planning Manager