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Cameron Sargent
Team Leader, Key Site Assessments
Department of Planning and Environment
23-33 Bridge Street
SYDNEY NSW 2000

Attention: Andy Nixey, Specialist Planner <andy.nixey@planning.nsw.gov.au>

Dear Mr Sargent

RE: Heritage Council comments on State Significant Development Application for Barangaroo Residential Building R4A (SSD 6964), Barangaroo South

I refer to your letter dated 28 September 2016 inviting comments on the above State Significant Development application.

The Concept Plan (MP06_0162) for Barangaroo South was approved in February 2007 and has been modified seven times since originally being approved. Concept Plan Modification No 8, which, among other works, sets a maximum building envelope for R4A, was approved by the Department of Planning on 28 June 2016. The Heritage Council's comments on the Concept Plan Modification No 8 noted that the modification would further compound heritage impacts to the views and settings of the surrounding SHR listed items.

This proposal seeks approval for Building R4A, a residential tower and podium building of 72 storeys, with a maximum height of RL 250 and a GFA of 47,882m². The podium will consist of predominantly residential floor space with retail at ground floor level.

The EIS states that Building R4A complies with the building envelope set out in the approved Concept Plan Modification No 8 and provides further information regarding its detailed design.

Whilst it is understood and the building envelope for Building R4A was already approved through Concept Plan Modification No 8, its height, form and location would result in a prominent new element in the visual setting of SHR items and conservation areas. The heritage impacts of this proposal are the same as previously assessed for Concept Plan Modification No 8.

It should also be noted that the subject building forms part of a group of tall buildings in this part of the Barangaroo site, including Crown Sydney Hotel Resort (SSD 6957) and Building R4B (SSD 6965). Together they interrupt western views from the Sydney Observatory (SHR 01449). The Crown Sydney Hotel Resort and Building R4B are subject to separate applications for approval. Any assessment of heritage impacts should consider the context of the broader development and how these components as a group will cumulatively impact on Sydney Observatory and its setting within Observatory Park which is significant for its elevated site and spectacular vistas towards the harbour.

I understand that Building R4A is located within the EPA remediation zone. The archaeological potential of this area was investigated as part of Block 4 Remediation consent (SSD 5897) and was concluded to have no archaeological potential or significance. Therefore, further archaeological assessment is not required.

If approved, it is recommended that interpretation is incorporated into the detailed design in accordance with the Outline Interpretation Plan prepared for Barangaroo South.

If you have any questions regarding the above advice, please feel free to contact Nina Pollock, Senior Heritage Assessment Officer, Heritage Division, Office of Environment and Heritage, at nina.pollock@environment.nsw.gov.au or 9873 8520.

Yours sincerely



Katrina Stankowski
Acting Manager, Conservation
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As Delegate of the NSW Heritage Council

15/11/2016