

Building R4A, R4B and R5 (SSD 6964 6965 6966)

Attachment B – Response to Public Submissions

Number of times issue raised	Issue raised	Response
5	Relationship to surrounding urban environment <ul style="list-style-type: none"> Proposed buildings in contrast to existing development along the waterfront, Hickson Road and at Millers Point. Impact on iconic views of Sydney Harbour, Sydney Harbour Bridge, Millers Point and The Rocks. Impact on Hickson Road streetscape. 	<p>The proposed buildings have been designed in accordance with the approved Barangaroo Concept Plan (MP06_0162 Modification 8), which includes detailed guidelines titled the 'Barangaroo South Built Form and Urban Design Guidelines'. The Concept Plan (as modified) determines the building envelope of the proposed buildings and any impact on the surrounding urban environment was considered during assessment of the Concept Plan (Modification 8). The Barangaroo South Built Form and Urban Design Guidelines were drafted and approved in association with Concept Plan (Modification 8), seeking to provide greater certainty on the built form outcomes of particular elements including the relationship of future buildings in Barangaroo South to surrounding existing buildings and the desired streetscape of Hickson Road.</p> <p>The proposed buildings have been designed by internationally renowned Renzo Piano Building Workshop (RPBW) and deliberately seek to contribute to the iconic Sydney skyline. RPBW were selected following a design competition where the overall objective was to achieve design excellence. The design of the proposed buildings was selected as they exhibited design excellence both in their relationship to the surrounding urban environment as well as through the use of high quality design, materials and detailing. The proposed One Sydney Harbour buildings accord with the key design principles of the Concept Plan (as modified) and achieve the intent of the Concept Plan (as modified).</p> <p>The assessment of Concept Plan (Modification 8) included rigorous analysis of potential view and visual impacts. It was determined that on balance, the envelopes proposed under the Concept Plan (as modified), were appropriate and achieved the principle of view sharing. As noted in the submitted SSDAs, potential view and visual impacts have been further mitigated since approval of the Concept Plan (as modified) through the design of slender towers which facilitate oblique views and view corridors through the area.</p> <p>Each building has been designed in accordance with the Barangaroo South Built Form and Urban Design Guidelines and will present an active edge to Hickson Road as well as the future public domain. The streetscape of Hickson Road has been reinforced as intended under the Barangaroo South Built Form and Urban Design Guidelines.</p>
4	Scale of proposed buildings <ul style="list-style-type: none"> Proposed scale in excess of existing development Proposed height is unnecessary 	<p>As above, the proposed buildings have been designed in accordance with the approved Barangaroo Concept Plan (MP06_0162 Modification 8), which includes detailed guidelines titled the 'Barangaroo South Built Form and Urban Design Guidelines'. The Concept Plan (as modified) determines building envelopes for Blocks 4A and 4B, in which the proposed One Sydney Harbour buildings are located. The Barangaroo South Built Form and Urban Design Guidelines then provide greater detail in terms of maximum heights and separation for particular buildings.</p> <p>The proposed One Sydney Harbour buildings are consistent with the building envelopes set out under the Concept Plan (as modified). The proposed buildings are also entirely consistent with the Barangaroo South Built Form and Urban Design Guidelines. As such, the scale of the One Sydney Harbour buildings is consistent with the scale intended and assessed as appropriate under the Concept Plan (as modified).</p>

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4	<p>Additional residential density in the neighbourhood would impact on existing infrastructure</p> <ul style="list-style-type: none"> Additional residents in the area would place pressure on capacity of existing street network and transport infrastructure. Additional residents in the area would place pressure on services and amenities in the area, with a flow-on effect to the city. 	<p>The proposed One Sydney Harbour buildings are consistent with the approved Concept Plan (as modified) and the objectives of the Apartment Design Guide (ADG).</p> <p>The number of car parking spaces provided in association with the three residential buildings is consistent with the maximum rates set out under Condition C4 of the Concept Plan (as modified). Continued and refined assessment has occurred on the traffic implications of the One Sydney Harbour development, as well as the cumulative implications of the entire Barangaroo South development. The Transport Management and Accessibility Plan (TMAP) has identified that the proposal is acceptable from a traffic perspective and the surrounding street network will continue to operate at an acceptable level of service.</p> <p>Furthermore, the site is optimally located with access to public transport at Wynyard Station and King Street Wharf and will benefit from committed future public transport connections from the Barangaroo Ferry Wharf (under construction) and the future CBD Metro.</p> <p>The provision of additional residents at the Barangaroo South site is consistent with the intent of the Concept Plan (as modified). The Concept Plan (Modification 8) assessment considered the provision of residential development on the Barangaroo South site, with the suitability of the proposal reinforced by the approval of Concept Plan (Modification 8). The proposed One Sydney Harbour buildings will deliver a total of 2,565m² of communal open space/facilities within the site. Furthermore, the residents of these buildings will have direct access to the newly created and enlarged Hickson Park to be delivered as part of the Barangaroo South redevelopment. Residents will also have access to the 5.7 hectare Barangaroo Reserve which has been delivered as a new public space as part of the overall Barangaroo redevelopment.</p> <p>In light of the above, the additional residents on the site to be created as part of the One Sydney Harbour proposal will not result in any pressure on services and amenities in the locality.</p>
2	<p>Aesthetic impact of proposed buildings</p> <ul style="list-style-type: none"> Proposed towers are perceived to be architecturally unattractive 	<p>As discussed above, the proposed One Sydney Harbour buildings have been designed by internationally renowned Renzo Piano Building Workshop (RPBW). RPBW has won multiple awards across a number of decades, including the architectural professions highest prize, the Pritzker Architecture Prize. The design of the One Sydney Harbour buildings follows a design competition conducted to identify the most innovative and best architectural solution within the parameters of the Concept Plan (as modified). The buildings, which adopt a crystalline form and present an intriguing addition to the Sydney skyline, are deemed to achieve design excellence. The building design is innovative, striking and will significantly contribute to the western skyline of Sydney. The use of a high standard of design, materials and detailing will ensure that the final product to be delivered is of the highest quality and reflective of the importance of the Barangaroo site.</p>

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4	<p>Impact on existing residents</p> <ul style="list-style-type: none"> Proposed buildings would impact on visual privacy, views and solar access to neighbouring residents Proposed buildings would impact on value of neighbouring properties. Construction noise and vibration would continue to adversely impact residents in the area. Additional residents would overcrowd the neighbourhood. 	<p>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 Barangaroo South Built Form and Urban Design Guidelines. 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 are entirely consistent with the Concept Plan (as modified), and therefore are consistent with the outcomes assessed and considered appropriate in respect of these matters.</p> <p>Importantly, the proposed buildings are generally consistent with the outcomes of the view and visual impact assessment submitted under Concept Plan (Modification 8) in that the principle of view sharing is achieved.</p> <p>Overall, the proposed buildings are well positioned on the western edge of Sydney's Central Business District (CBD). The proposed buildings are well removed from existing residential buildings, ensuring that potential impacts are mitigated and a high level of amenity for surrounding and future residents can be achieved.</p> <p>The effect of a proposal on the value of surrounding properties is not a matter for consideration under section 79c of the <i>Environmental Planning and Assessment Act 1979</i> (EP&A Act).</p> <p>The mitigation measures for noise that have been utilised to date during construction at Barangaroo have been able to minimise noise impacts to surrounding sensitive receivers. Implementation of these noise mitigation measures will continue throughout the construction and operation of the proposed One Sydney Harbour buildings. The submitted Construction and Operational Noise Report (provided at Appendix M of the exhibited EIS) provided a detailed assessment and recommendations for managing/mitigating noise impacts on surrounding residents, child care centres and retail tenancies. The Noise and Vibration Management Sub-Plan will be continually updated to reflect the progress of the project and to respond to noise impacts as they occur, including specific noise impacts on surrounding residents.</p> <p>The proposed One Sydney Harbour buildings are located within Barangaroo South, an important urban renewal precinct making up the western edge of Sydney's CBD. The Barangaroo South site is well positioned in the Sydney CBD, close to existing and further planned public transport links, a large quantum of open space and an abundance of services and facilities. The provision of additional residents on the site has always been expected under the Concept Plan (as modified) and is an important part of creating a lively precinct. The additional residents expected will not overcrowd the locality, rather they will provide an appropriate number of new residents commensurate with the CBD location of the site.</p>