

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

17 February 2015

Attention: Andrew Hartcher, Assessment Officer - Industry, Key Sites and Social Projects

Dear Mr Hartcher,

**SUBMISSION ON BARANGAROO FERRY HUB (SSI 6727)**

As you are aware Lend Lease is developing Barangaroo South, located immediately adjacent to the proposed Barangaroo Ferry Hub. Lend Lease is supportive of the proposed development, however Lend Lease requests that the Department of Planning and Environment (the Department) and Transport for NSW (TFNSW) consider the following comments in relation to the proposal.

**Construction Issues**

**Construction Compounds**

To ensure full amenity for the public along the Waterfront Promenade, there should be on-land and water-based site compounds. It is our view that given that the majority of the works will be waterside works, the majority of the site facilities for the construction workers should be provided on water (i.e. on a barge).

**Pedestrian Flows**

During the construction of the project, the impact on pedestrian flows around the Barangaroo South precinct should be carefully managed. The proposed placement of the site compound combined with the hoarding locations for the construction of Barangaroo South at the time of construction of the Ferry Wharves will result in less than 5m clear width available for the public to access the Waterfront Promenade, not 12m as noted in the EIS (pages xiv, xvii, 61). It is requested that the assessment be updated to consider the actual width of the Waterfront Promenade during construction.

**Construction Materials**

Transportation of materials via heavy vehicles could damage the finished paving materials on the Waterfront Promenade. We request that material should instead be transported by water and stored on a barge on water. Further, it is suggested that the concrete is pumped from Lime Street to avoid affecting the foreshore.

**Acoustic Impact**

Any out of hours construction should be minimised, particularly piling works, which should be carried out prior to the occupation of Buildings R8 and R9 and Barangaroo South (September 2015). After the occupation of these buildings, all piling works should be carried out during the designated standard working hours approved for Barangaroo South.

The Noise and Vibration Impact Assessment inaccurately estimates the horizontal distance from Noise Catchment Area 01 to the proposed works by 100%. The small distance between Noise Catchment Area 01 and the proposed works requires accurate and robust acoustic attenuation strategies to reduce impact to the approved residential and retail buildings.

Further, the Construction and Operational Noise and Vibration Assessment report states that measures are to be outlined to mitigate acoustic impacts on the surrounding buildings, it is requested that the proponent outline these measures and how these impacts to residents can be mitigated.

### **Construction Program**

It is Lend Lease's preference that TfNSW build the two southern wharves first (i.e. for the short term) as this provides the least impact to the adjacent residential buildings from both a visual and noise perspective. This would also provide the best connectivity with transport interchange such as access to Wynyard Station via Transport Place and Wynyard Walk and is the best location to deliver passengers to the middle of the King Street wharf/Barangaroo South (i.e. where the population resides and works).

### **Operational Issues**

#### **Impact on the Harbour Heat Rejection System**

As noted in the attached letter from Worley Parsons (27 January 2015) the location of the proposed ferry wharves has the potential to affect temperature dispersion from the Harbour Heat Rejection System outlets. This should be properly addressed within the EIS and appropriate mitigation employed, if so required.

#### **Proximity of proposed wharf to public pier**

The proposed northern wharf appears to be very close to the pier that is envisaged under the approved Barangaroo Concept Plan MOD 7, and even closer under the positioning of the pier proposed in Concept Plan MOD 8 (see Request for Director General's Requirements). Specifically in this respect, Concept Plan MOD 8 proposes the relocation of the former hotel pier southwards in order to both accommodate the proposed Crown Hotel and maintain a consistent width of the Southern Cove. The relationship between the existing and proposed piers and the ferry wharves should be examined and the operational safety of both items ensured.

#### **Public Facilities within the Public Domain**

Page 68 of the EIS notes that the "public utilities will be delivered under the public domain works (Concept design mod 4)". It is not clear what "Concept Design mod 4" is referring to. If this term is intended to refer to the current Barangaroo Concept Plan (MOD 7), then it is noted that no services are approved under this determination. Likewise, if it is intended to defer to the Stage 1A Public Domain Planning Application (determination imminent) for the provision of ferry services it is also noted that these works have not been contemplated within any of the assessment or drawings prepared for that application. While regular Lend Lease-BDA-TfNSW coordination sessions are currently progressing to finalise services requirements and connection points, it is considered that the Barangaroo Ferry Hub Application should detail these and seek their approval. Ticket machines and signage are also being considered by the Barangaroo Ferry Hub project. Clearly, the location and design of these must be carefully integrated and supportive of the overall concept for the foreshore promenade being delivered under the Stage 1A Public Domain project. In order to ensure appropriate coordination, Lend Lease seek the inclusion of a condition within the approval that would require Lend Lease and the Barangaroo Delivery Authority to approve (not unreasonably withheld) the design and location of future ticket machines and signage associated with the operation of the future ferry wharves.

#### **Ecologically Sustainable Design**

As Barangaroo aims to be a world's best practice exemplar for sustainability, including being carbon neutral in operation, it would be fitting for the wharves to form part of this sustainability plan through the generation of renewable energy and becoming carbon neutral in operation.

TfNSW should consider the installation of photovoltaic cells on the roof of the wharves to offset the additional greenhouse gas emissions associated with the ongoing electricity requirements for the new ferry wharves.

Lend Lease are interested in discussing options with TfNSW to assist with any funding in this regard.



### **Impact on Residential Amenity**

The EIS and Visual Impact Assessment do not adequately assess the impact on the approved buildings R8 & R9 at Barangaroo South. Whilst the ferry hub was always envisaged to be located in front of the buildings, it is not clear how the impacts of the structures have been ameliorated in the proposed design of the Ferry Hub, and for example how the roofs will be treated and maintained. Further, no reflectivity report was included in the EIS. The proposed materials should not be of high reflectivity and should be assessed in a reflectivity study to ensure no impact to surrounding building occupants.

During operation of the ferry wharfs, it is requested that mooring of larger vessels should be away from site to limit visual impacts and acoustic impacts associated with out of hours maintenance.

### **Summary**

Lend Lease are generally supportive of this proposed development and would welcome the opportunity to consult further in relation to the above issues as part of the assessment of the application.

Should you have any queries about this matter or require any further information, please contact me on 02 9277 20008 or at [clare.hall@lendlease.com](mailto:clare.hall@lendlease.com).

Yours Sincerely

A handwritten signature in black ink, appearing to read "Clare Hall".

Clare Hall  
**Planning Manager – Barangaroo South**  
Lend Lease (Millers Point) Pty Limited