

OUT12/33680

Ms Heather Warton  
Director, Metropolitan and Regional Project North  
Department of Planning and Infrastructure  
GPO Box 39  
Sydney NSW 2324

Dear Ms Warton

**RE: Exhibition of MP 11\_0002 Residential Buildings R8 and R9, Block X, Barangaroo South.**

Reference is made to the Department of Planning and Infrastructure (DP&I) letter received 20 November 2012 requesting comments on the accompanying 'Residential Buildings R8 and R9, Block X, Barangaroo South Environmental Assessment Report'. NSW Trade and Investment (T&I) understands the EA was on public exhibition from 21 November 2012 to 21 December 2012 and that it is a transitional Part 3A project under the Environmental Planning and Assessment Act 1979.

NSW Trade & Investment (Industry, Innovation and Investment & Arts NSW) has undertaken a review of the EA and provided the comments in Attachment A.

In Summary, NSW Trade & Investment is not opposed to the above development application and looks forward to further involvement with the Barangaroo Development Authority as Barangaroo develops over the coming years. Arts NSW is interested in providing input into future planned arts and cultural infrastructure, and exploring with the Barangaroo Development Authority potential links to the Walsh Bay Arts Precinct.

For any further questions or queries to the above comments please do not hesitate to contact either Marianna Preston at Arts NSW on phone 8218 2206, mobile 0439 981 005 or email [marianna.preston@arts.nsw.gov.au](mailto:marianna.preston@arts.nsw.gov.au) or Michael Watson at Industry, Innovation & Investment on 9338 6643 or email [michael.watson@business.nsw.gov.au](mailto:michael.watson@business.nsw.gov.au)

Kylie Hargreaves  
Executive Director

20 December 2012

The project application is seeking approval for the construction and use of two residential flat buildings (R8: 9-11 storey building & R9: 7-9 storey building) within the foreshore area of Barangaroo South. The scheme is consistent with the approved Concept Plan for Barangaroo South. The buildings form, scale and height create continuity along the public promenade with a long rectangular shape and flat roof. The proposed buildings have highly articulated facades which provide a high visual quality to the site. The architectural built forms are complimentary to the waterfront structures –“finger wharves” of the adjoining precinct of Walsh Bay, *refer Attachment B*.

Comments below provided by Arts NSW respond specifically to the relevant sections of the development project application and environmental impacts as follows:

- Public Transport (S 2.5.2)
- Technical Working Groups (S3.1)
- Stakeholder Consultation (S 3.2)
- Residential Building R9 (S 4.7)
- Public Domain – Temporary Public Domain (S 4.8)
- Public Art (S 4.8)
- Environmental, Construction and Site Management (S 5.21)

***Public Transport (S 2.5.2, page 13)***

Proposed development and project application is supportive of public transport initiatives for the future residences including rail; bus and ferry. This initiative is supported by Arts NSW, with future increased demands and connections providing a positive effect to the realisation of improved public transport to western edge of the CBD, through to Walsh Bay and The Rocks.

***Technical Working Groups (S3.1, page 20)***

Technical Working Groups are proposed to prepare a series of Implementation Plans and Strategies for Barangaroo. A key technical working group of interest to Arts NSW is the “Public Domain”.

Arts NSW is actively working on the realisation of the Walsh Bay Arts Precinct, a priority project under NSW 2021. Key to the success of this arts & cultural hub at Walsh Bay will be the upgrade of the public domain, unifying Wharf 4/5, Pier 2/3, the Walsh Bay waterfront and Hickson Road. Linkages to the Barangaroo Waterfront and Headland Park are important. It is recommended that an Arts NSW representative (Director, Infrastructure) be included in the membership for Technical Working Group – “Public Domain” (Table 2, page 20).

***Stakeholder Consultation (S 3.2, page 21)***

Stakeholder consultation and communication plan is documented in the project application. Arts NSW and the resident arts companies at Walsh Bay are to be notified as the development progresses.

- *Appendix B Stakeholder Engagement Strategy (Table Consultation Strategy – Barangaroo South)* recommendation that Arts NSW is added as a key stakeholder to “Government Departments” contacts with an interest in the project.
- *Appendix B Stakeholder Engagement Strategy (Table Consultation Strategy – Barangaroo South)* documents a strategy for notifications and updates to community & stakeholders on upcoming construction activities and traffic changes. It is noted that “Cultural Groups” of Walsh Bay are identified in the strategy for future notifications including: Sydney Theatre Company, Australian Theatre for Young People, Bangarra Dance Company.

### ***Residential Building R9 (S 4.7, page 30)***

Arts NSW acknowledge that Residential Building R9 has been designed by PTW Architects - *Appendix A Architectural Design Statement* by Andrew Andersons, Principal Director includes the Walsh Bay redevelopment and Sydney Theatre as a key exemplar projects. The high standards and architectural innovation are commended with a vision for the building to have a strong public domain interface. The design vision for the proposed development promotes connections to the public foreshore promenade which links Pyrmont and Darling Harbour with Walsh Bay and Circular Quay.

### ***Public Domain – Temporary Public Domain (S 4.8, page 35)***

A temporary public domain is proposed as part of the project application. The public domain strategy is to provide good amenity and access for residents and the public to the surrounds of R8 and R9, whilst successive stages are constructed. Appendix J of the project application outlines the proposed temporary paving materials, temporary seating, and temporary street planting. Arts NSW is supportive of a good quality public domain ensuring public amenity, safety and comfort during the ongoing development of Barangaroo.

### ***Public Art Strategy (S 4.8, page 37)***

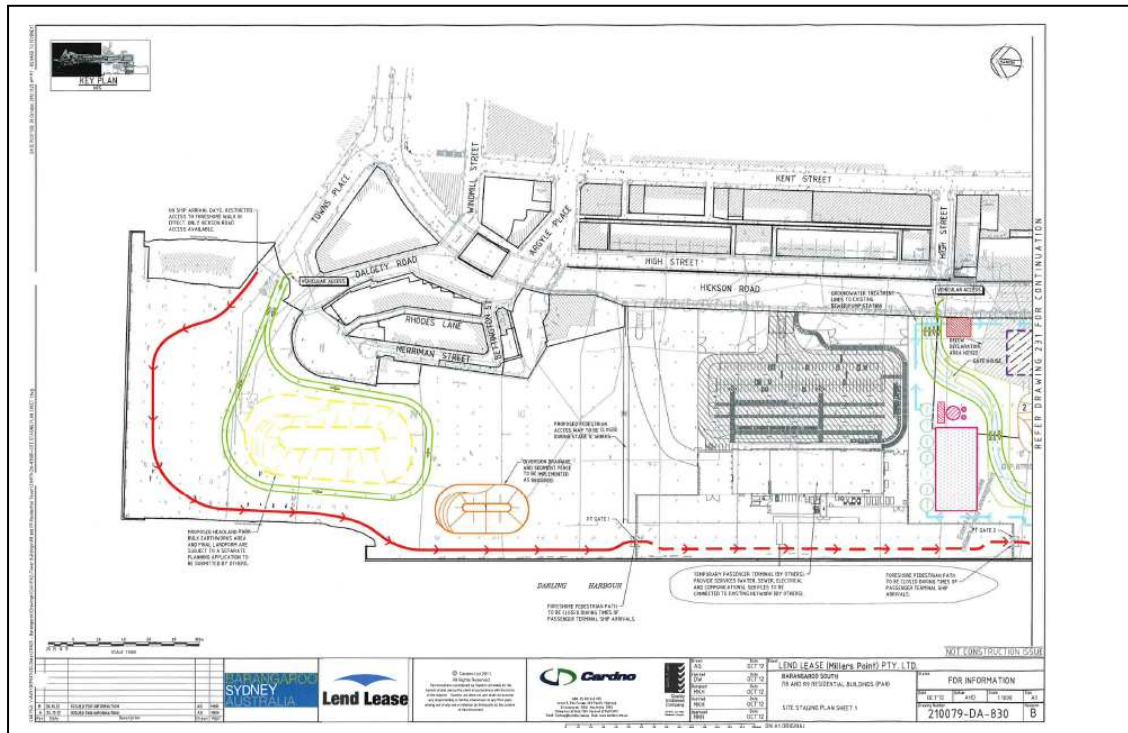
Public Art Strategy – it is documented on page 37 of the development application that the nature and location of public artworks will be subject to future approvals. Arts NSW requests notification of any future proposals for public art to allow the organisation’s input and review.

### ***Environmental, Construction and Site Management (S 5.21, page 87)***

The proposed works are expected to potentially cause negative environmental and amenity impacts during construction. The project application details that environmental monitoring during construction will be in place to minimise and mitigate the potential impacts to adjacent local community.

- Construction hours – 7:00am – 7:00pm on Weekdays & 7:00am – 5:00pm on Saturdays (*as documented on page 87*). Construction to commence in August 2013 and is scheduled for completion in March 2015. Transportation of excavated material and substantial truck movements along Hickson Road will have potential impacts on Walsh Bay Precinct, and consequent additional cumulative peak hour traffic during the construction phase for the project application will have impacts on Walsh Bay.

- Appendix CC – “*Environmental, Construction and Site Management Plan*” by Lend Lease documents impacts of construction. Heavy truck haulage movements will have a noise impact on Hickson Road & Walsh Bay (Wharf 4/5 being only 550 metres) with truck entry / haulage route at proposed Headland Park, at the intersection of Towns Place & Dalgety Roads, (refer below *Site Staging Plan Sheet 1*). Arts NSW preference is to minimise heavy truck movements along Hickson Road, north of Towns Place that would heavily impact Walsh Bay, with a preference for haulage movements to be south along Hickson Road.



**Site Staging Plan Sheet 1 (Dwg: 210079-DA-830)**

- Appendix EE – “*Construction Traffic Management Plan*” by Arup includes documentation of construction traffic and heavy vehicle movements associated with Headland Park Early works - proposes for example 100 semi-trailer low loaders for earth moving equipment delivery and haulage and excavation off-site truck movements of up to 20 per week day, 3 truck movements per hour. This heavy truck traffic will impact on the amenity of Walsh Bay during the construction phase. Arts NSW requests that notification be provided during the peak construction period to ensure that informed advice can be provided to residences and tenants of Arts NSW properties at Walsh Bay.
- Arts NSW has concerns regarding the heavy truck movements along Hickson Road during peak pm periods with confirmation of traffic circulation routes to be confirmed. Noise and vibration impact at the latter end of the working days will potentially impact visitor experience and enjoyment of the arts and cultural activities in Walsh Bay (Wharf 4/5 & Sydney Theatre).



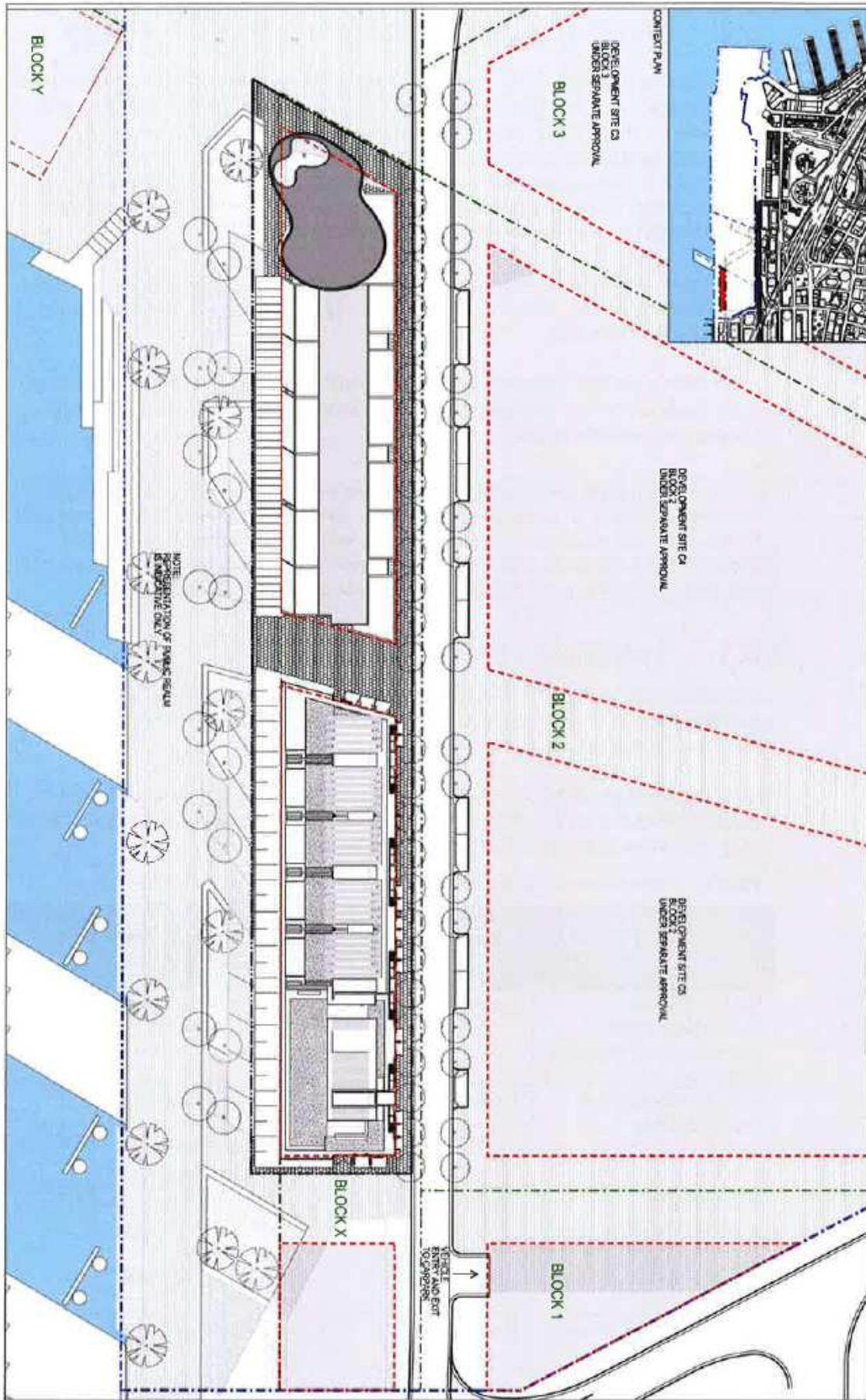


Figure 5 - Location of Buildings R8 & R9 within the Concept Plan site