

## Alexander Scott

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**From:** Russell Hand <RHand@cityofsydney.nsw.gov.au>  
**Sent:** Wednesday, 21 October 2015 2:28 PM  
**To:** Alexander Scott  
**Cc:** Christopher Corradi  
**Subject:** Barangaroo R1 Response to Submissions including fitout and use

Hi Alex,

I refer to Lend Lease's Response to Submissions (RtS) on Barangaroo South Building R1 (SSD 6513).

### Noise issues

To date the City has assessed and determined 4 development applications for commercial, retail and entertainment proposals in Barangaroo South. Each consent has the City's standard general noise and entertainment noise conditions.

If the City's standard conditions were to be applied to the present application for Building R1 it is quite evident that this may be unworkable for the proposed land use and layout.

Lend Lease have this afternoon lodged a *Master Plan Noise Assessment* with the City for review. We have a meeting with Lend Lease tomorrow morning for Lend Lease to brief us on the findings of the Master Plan. It is expected to affect approximately 20 tenancies in Barangaroo South around Residential Buildings R8 and R9 including ones we have already approved.

Once our acoustic specialist has the chance to review the Master Plan I will come back to you with our commentary on Building R1.

The recommendations of the Noise Assessment will result in changes being necessitated to other DA documents for R1, e.g. Plan of Management, due to the specificity of those documents.

### Recommended conditions

Upon the City's acoustic specialist having the opportunity to review and comment on the noise issues, the City intends to respond with conditions we would recommend the Department uplift in any determination.

We envisage the recommended conditions will cover noise conditions, licensed premises conditions, food premises conditions and general conditions. You will already have the public domain related conditions from our earlier submission.

### Design Changes

The RtS includes changes to the design of the building, some of which clarify the design issues raised by the City's earlier submission. We note that improvements have been made in relation to the relationship of the building to the southern frontage.

The following design related comments are made:

- the design changes have had the opposite effect from what was desired in terms of increased plant and service areas to the south and east at the ground floor. Accordingly, the City continues to recommend that the Department ensure a high quality exterior finish is achieved along these blank frontages;
- the City questions the introduction of a new patron access point at the north-eastern corner of the building and recommends that use of the entry/exit be highly controlled to minimise disturbance on the adjacent residential premises; and
- notations on the DA drawings for the roof have changed from "photovoltaic panels" to "potential location of photovoltaic panels". The Applicant's intentions in this regard should be confirmed. In the event that

photovoltaics are not pursued the roof should be a green roof to compliment the landscaping of the lower levels and rooftop gardens of Building R9 adjacent. The amount of other buildings looking down upon the roof warrants a pleasing, landscaped aesthetic.

Other changes made to the design are not raised as issues, except to say that any enlargement of the outdoor terraces places pressure on the acoustic impacts of the use, which we hope to see has been addressed in Lend Lease's acoustic assessment.

I'm happy to discuss the above with you.

Regards,

Russell Hand  
Senior Planner  
Planning Assessments



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