

1501/183 Kent Street
SYDNEY NSW 2000
11 November 2016

Director - Key Site Assessments
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Dear Sir/Madam

State Significant Development Applications SSD 6964, SSD 6965, SSD 6966 Residential Buildings R4A, R4B and R5 Barangaroo South

So here we go again. Not one but now three Development Applications with little time for us to digest the content, struggle to absorb the detail and make our submission/s in a timely manner. As we are most affected by SSD 6966 we will contain our response more specifically to the design aspects of that application and generalise in respect of construction concerns and demolition for all DA's.

We are residents of the Stamford on Kent (SoK) building located on the corner of Kent Street and Gas Lane. Our apartment is located on the western side and at the southern end of the building and overlooks Jenkins Street to the Barangaroo site. We have been residents of SoK since mid 2001 (first living in apartment 1205).

We are supporters, in principle of the re-development of the old wharf site and have admired the design aspects of the commercial towers and residential buildings built to date. Regrettably, we now see that our continued residential amenity and well being are under great threat as the new residential buildings evolve along with the Crown Sydney development.

We object to the following aspects of SSD 6966 Building R5

- **Built Form Principles and Urban Design Controls**

Barangaroo South Concept Plan Mod 8 included a principle of Hickson Road as a grand boulevard by providing a consistent street wall. Much was made of taller buildings having a podium and tower form to provide human scale streetscapes.

The statements in the Environmental Impact Statement SSD 6966 (EIS) sections 4.2.2 and 4.4.4 consider only the streets within Barangaroo South, ignoring Hickson Road. The proposed Building R5 has no defined podium on the Hickson Road frontage and there is no setback from Hickson Road of all 28 storeys of this building above the street level colonnade. While the tower is slender on the north and south aspects the largest face is on the east side facing Hickson Road.

The proposed Building R5 is more than twice the height of all existing and other proposed buildings fronting Hickson Road. We believe this large glass walled tower directly defining the Hickson Road street edge is out of keeping with the rest of the road, will have a significant visual impact on the public domain, will not provide a human scale streetscape and will destroy the vision of Hickson Road as a grand boulevard.

- **Visual Privacy**

The EIS section 4.7.1 demonstrates that the composition and design of Buildings R4A, R4B and R5 has carefully considered visual privacy between these buildings. However, there is no

consideration of visual privacy between building R5 and existing buildings in Hickson Road and those on Kent Street that have a western aspect.

Building R5 will have about 98 apartments with living areas, bedrooms and balconies all facing similar habitable rooms in the Bond Apartments and/or Stamford on Kent, depending on the level of the apartment in building R5. Orienting the majority of the habitable rooms in Building R5 directly onto Hickson Road is unacceptable for the visual privacy of residents in Building R5, the Bond Apartments and Stamford on Kent.

- **View Impacts**

The EIS section 4.5.2 claims that oblique views from existing buildings are enhanced by the slender profiles of the proposed buildings and the significant distances between the proposed buildings and the residential units on Kent Street. These claims ignore the orientation of Building R5, which is slender on the north and south aspects but has its largest glass wall on Hickson Road, facing the Bond Apartments and Stamford on Kent.

Using information in the EIS documents we calculate that the Barangaroo South development south of Watermans Quay has already taken away 28% of the 180° view from our balcony. The proposed Building R5 alone will obscure another 22% of our view from the balcony.

From within the habitable rooms of the western apartments of Stamford on Kent the impact of Building R5 will be far worse because of its proximity and the positioning of its largest face only about 60 metres west of Stamford on Kent, blocking views from within apartments and reducing natural light.

- **Construction Noise and Vibration**

This continues to be an area of serious concern and frustration for us. Your Department is well aware of the significant sleep deprivation we endured from the temporary cruise ship terminal and subsequent instances of disturbances during Barangaroo site construction. While Lend Lease continue to be most responsive and in fact at times have acted most honourably to our legitimate complaints of noise, and there have been many, the remedy is always after the fact. The collective adverse impacts to our night time amenity and tranquillity have been significant.

We note SSD 6964, SSD 6965 and SSD 6966 make no mention, yet again, that the noise assessments undertaken have considered low frequency noise or noise/vibration. The matter of low frequency noise disturbances has been well documented by us to the Department and while in the past a Noise Vibration Management Plan has been prepared in response, the measures taken have been mostly inadequate to preserve our night time amenity and clearly fall well short of taking into account the real human affect of noise/vibration. It is a recognised fact that annoyance by low frequency noise presents a real problem which is not addressed by commonly used assessment methods. The Construction and Operational Noise Report for all buildings provide us with no assurance that our concerns have been acted on to constructively protect ours or the community's night time amenity.

Prior to construction on Barangaroo South we installed acoustic treatment to our bedroom and further enhanced the treatments last year. Regrettably, these treatments have failed to save us from the affects of low frequency noise or noise/vibration.

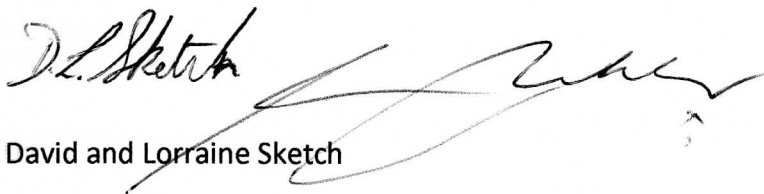
We have suffered far too many instances of sleep deprivation and impacts on our peaceful amenity because of the all too frequent out of hours works happening on Barangaroo South. Consequently, we implore the Department to now take a firm stand in respect of future construction/remediation on Barangaroo South and Central sites by prohibiting all construction activities Monday to Friday between the hours 9.00pm-7.00am and that Saturday hours are only extended to 5.00pm on the proviso of the

introduction of the embargo and the assurance that no work will occur on Sundays. The only exceptions to hours of construction to be real emergency work.

The introduction of an embargo on construction activities between 9.00pm to 7.00am as part of the consent conditions will help minimise the impacts of noise on the community and demonstrate a commitment by the Department to protect ours and the community amenity.

We can no longer support the continued development of the Barangaroo South site when we see the further obliteration of our view, retraction of the undertaking that Hickson Road will be maintained as a grand boulevard, impingement on our privacy and the continual disruption to our night time amenity and well being.

Yours faithfully

A handwritten signature in black ink, appearing to read 'D.L. Sketch', followed by a large, stylized flourish or scribble.

David and Lorraine Sketch

cc Hon Clover Moore MP, Lord Mayor of Sydney
cc Alex Greenwich, MP