

11 December 2014

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Our Ref: 2014/548668

Team Leader, Industry, Key Sites and Social Projects
NSW Department of Planning and Environment
23-33 Bridge Street,
Sydney NSW 2000

Attention: Ben Eveleigh, Senior Planner
ben.eveleigh@planning.nsw.gov.au

Dear Ben,

RE: Barangaroo South: SSD 6513 (Building R1), SSD 6623 (Building R7) and SSD 6425 (Building C2/C6)

The City has reviewed State Significant Development Applications SSD 6513, SSD 6623 and SSD 6425 for Buildings R1, R7 and C2/C6 respectively.

The proposed buildings are situated within Barangaroo South where the future surrounding public domain and existing basement and access context has been determined through preceding planning applications. However, in the case of Building C2/C6 the future design of Hickson Road is currently subject to resolution between Lend Lease, Barangaroo Delivery Authority and the City of Sydney.

Although the proposed buildings are relatively small in the surrounding context, the buildings are nevertheless along important pedestrian thoroughfares and junctions in Barangaroo South. The achievement of design excellence must be the driver for these buildings and, based on the DA materials at this stage, design excellence appears capable of being achieved. The City encourages NSW Planning and Environment to ensure that the private domain landscaping aspects of the proposals, including green walls and green roofs, exhibit design excellence throughout the detailed design phase.

Council Officers support the proposed building designs generally, having regard to the form and scale of the developments and their general conformity to the Concept Plan building envelopes.

The following comments are made in respect of generally minor matters that warrant some revisions and/or clarification within the applications.

Recommended conditions of consent are contained in **Appendix A**.

Public Domain Issues

In parallel with the assessment of Buildings R1, R7 and C2/C6, NSW Planning and Environment is finalising its assessment of the SSD DA for the Stage 1A Public Domain in Barangaroo South.

Coordination between the Stage 1A Public Domain and the proposed buildings, through careful review of public domain plans and associated alignment levels at the detailed design phase, is critical to the building interfaces and surrounding infrastructure and services. For example:

- the transition between Building R7 podium and Shelley Street requires further examination regarding alignment levels and their effects on overland flow;
- the vehicle crossover for Building R7 on Lime Street requires careful attention to maintain pedestrian priority; and
- the transition from Building R1 to the waterfront lawn and walk is currently shown open and inviting. Regardless of the eventual land use, including a licenced food and entertainment venue where areas might be cordoned off by temporary and permanent means, the open relationship between the building and the public domain should be maintained.

A key ongoing issue with Barangaroo South is the confirmation of the future ownership/responsibility for the public domain areas. A decision on future maintenance and upkeep of the public domain is necessary so that appropriate specification of materials, furnishings and workmanship can be conditioned and inspected throughout the construction phase.

Appendix A includes recommended public domain related conditions. These conditions have been recommended on the basis that the City may ultimately have responsibility for maintaining the public domain areas in the applications. The conditions should be adjusted in the event that an alternative decision is made on future responsibility.

Transport Issues

The quantum of bicycle parking associated with the buildings is considered significantly low given the high modal share targets for sustainable transport across the precinct. In lieu of the bike parking rates adopted in Concept Plan Mod 4, it is recommended that the City of Sydney rates are used.

Design Issues

Given the subject applications relate to buildings only the following comments have focussed on how the architecture interfaces with the future public domain.

Although building R1 is conceived as an object building, to be experienced in-the-round, the ground floor uses and elevations to Lime Street and the south indicate largely blank, inactivated facades.

The long concrete planter to the south creates a wall at pedestrian level, and a terrace that effectively seems to be dead space - too narrow to serve any function. Consideration should be given to carry through the stairs indicated to the south-west of the building to become a place for people to sit or a broader catchment for pedestrians approaching the building. Such a response may assist in extending the well-activated western front of the building around this corner.

It is accepted that there may be only limited scope to activate the south-east corner of the building because of services, however, consideration should still be given to removing the planter return here. Furthermore, it will be critical to ensure that materials along the Lime Street facade are of very high quality and inherent interest.

The inclusion of public toilets in building R7 is welcomed. Further information needs to be provided in relation to ongoing maintenance of the facility including opening hours.

The architectural resolution of the Union Walk connection through the combined C2/C6 building will make a valuable contribution to the public experience of both Barangaroo South and Hickson Road and is supported.

The Kiosk adjacent to C2/C6 is currently aligned with the lift up to the Wynyard Walk Bridge. However, the dominant and well-established alignment along Hickson Road will be with the colonnade to C2/C6. It is unclear why the colonnade alignment has not been maintained for the locating and siting of the Kiosk. Consideration to needs to be given to adjusting the siting of the Kiosk further into Hickson Place.

Should you wish to speak with a Council officer about the above, please contact Russell Hand, Senior Planner, on 9265 9333 or at rhand@cityofsydney.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Sue Robinson', written in a cursive style.

Sue Robinson
Acting Director
City Planning | Development | Transport

Attachment A

Recommended conditions:

(1) CONSTRUCTION TRAFFIC MANAGEMENT PLAN

A Construction Traffic Management Plan must be submitted and approved prior to a Construction Certificate being issued.

(2) ALIGNMENT LEVELS – MAJOR DEVELOPMENT

- (a) Proposed building floor levels, basement levels and ground levels shown on the approved Development Application plans are indicative only and have not been approved by this consent.
- (b) Prior to a Construction Certificate being issued for any building work, excluding approved preparatory or demolition work, alignment levels for the building and site frontages must be submitted to and approved by Council. The submission must be prepared by a Registered Surveyor, must be in accordance with the City of Sydney's *Public Domain Manual* and must be submitted with a completed Alignment Levels checklist (available in the *Public Domain Manual*) and Footpath Levels and Gradients Approval Application form (available on the City's website).
- (c) These alignment levels, as approved by Council, are to be incorporated into the plans submitted with the application for a Construction Certificate for any public domain work as applicable under this consent. If the proposed detailed design of the public domain requires changes to any previously approved Alignment Levels, then an amended Alignment Levels submission must be submitted to and approved by Council to reflect these changes prior to a Construction Certificate being issued for public domain work.

(3) PAVING MATERIALS

The surface of any material used or proposed to be used for the paving of colonnades, thoroughfares, plazas, arcades and the like which are used by the public must comply with AS/NZS 4586:2004 (including amendments) "Slip resistance classification of new pedestrian surface materials".

(4) PUBLIC DOMAIN PLAN

- (a) A detailed Public Domain Plan must be prepared by a suitably qualified architect, urban designer, landscape architect or engineer and must be lodged with Council's Public Domain Section and be approved by Council prior to a Construction Certificate being issued for public domain work or above ground building work, whichever is later. The Public Domain Plan must be submitted with a completed Public Domain Plan checklist (available in the City of Sydney's *Public Domain Manual*).

- (b) The Public Domain Plan must document all works required to ensure that the public domain complies with the City of Sydney's *Public Domain Manual*, *Sydney Streets Design Code* and *Sydney Streets Technical Specification*, including requirements for road pavement, traffic measures, footway pavement, kerb and gutter, drainage, vehicle crossovers, pedestrian ramps, lighting, street trees and landscaping, signage and other public domain elements. If an Alignment Levels condition applies to the development, the Public Domain Plan submission must incorporate the approved Alignment Levels. If the proposed detailed design of the public domain requires changes to any previously approved Alignment Levels, then an amended Alignment Levels submission must be submitted to and approved by Council to reflect these changes prior to a Construction Certificate being issued for public domain work.
- (c) The works to the public domain are to be completed in accordance with the approved Public Domain Plan and Alignment Levels plans and the *Public Domain Manual* before any Occupation Certificate is issued in respect of the development or before the use commences, whichever is earlier.

(5) PUBLIC DOMAIN WORKS - HOLD POINTS AND HANDOVER

- (a) Prior to a Construction Certificate being issued for public domain work, including civil, drainage and subsurface works, , a set of hold points for approved public domain, civil and drainage work is to be determined with and approved by the City's Public Domain section in accordance with the City of Sydney's *Public Domain Manual* and *Sydney Streets Technical Specification*.
- (b) Prior to a Certificate of Completion being issued for public domain works and before the issue of any Occupation Certificate for the development or before the use commences, whichever is earlier, electronic works-as-executed (as-built) plans and documentation, certified by a suitably qualified, independent professional must be submitted to and accepted by Council for all public domain works. Completion and handover of the constructed public domain works must be undertaken in accordance with the City of Sydney's *Public Domain Manual* and *Sydney Streets Technical Specification*, including requirements for as-built documentation, certification, warranties and the defects liability period.

(6) STORMWATER AND DRAINAGE - MAJOR DEVELOPMENT

- (a) Prior to a Construction Certificate being issued for any excavation, civil construction, drainage or building work (whichever is earlier), excluding approved preparatory or demolition work, details of the proposed stormwater disposal and drainage from the development including a system of on-site stormwater detention in accordance with Council's standard requirements and details of the provision and maintenance of overland flow paths must be submitted to and approved by Council. All approved details for the disposal of

stormwater and drainage are to be implemented in the development.

- (b) The requirements of Sydney Water with regard to the on site detention of stormwater must be ascertained and complied with. Evidence of the approval of Sydney Water to the on-site detention must be submitted prior to a Construction Certificate being issued excluding any approved preparatory, demolition or excavation works.
- (c) Prior to the issue of any Occupation Certificate, a Positive Covenant must be registered on the title for all drainage systems involving On-Site Detention (OSD) to ensure maintenance of the approved OSD system regardless of the method of connection.
- (d) Any proposed connection to the Council's underground drainage system will require the owner to enter into a Deed of Agreement with the Council and obtain registration on Title of a Positive Covenant prior to Construction Certificate being issued for public domain works or above ground building works, whichever is earlier, and prior to the commencement of any work within the public way.
- (e) An "Application for Approval of Stormwater Drainage Connections" must be submitted to the Council with the appropriate fee at the time of lodgement of the proposal for connection of stormwater to the Council's drainage system.

SCHEDULE 1B

Site Rectification / Hoarding Approval / The Public Way

(7) DEFECTS LIABILITY PERIOD – PUBLIC DOMAIN WORKS

All works to the City's public domain, including rectification of identified defects, are subject to a [insert time frame, typically 12] month defects liability period from the date of final completion. The date of final completion will be nominated by Council on the Certificate of Completion for public domain works.

(8) DRAINAGE AND SERVICE PIT LIDS

Drainage and service pit lids throughout the public domain shall be heelguard and bicycle safe, finish flush with the adjacent pavement to avoid trip hazards and be clear of obstructions for easy opening and cleaning. Pit lids shall be in accordance with the *City of Sydney's Sydney Streets Design Code* and *Sydney Streets Technical Specification*. Details of drainage and service pit lids shall be submitted and approved by Council prior to a Construction Certificate being issued for the relevant stage of work.

(9) PUBLIC DOMAIN LIGHTING

- (a) Prior to a Construction Certificate for public domain works or above ground building works being issued, whichever is later, a detailed Public Domain Lighting Plan for pedestrian and street lighting in the public domain must be prepared by a suitably qualified, practicing lighting engineer or lighting designer and must be submitted to and approved by Council. The Lighting Plan must be prepared in accordance with the City of Sydney's Interim Draft Sydney Lights Design Code, Sydney Streets Design Code, *Sydney Streets Technical Specification* and *Public Domain Manual* and must include the following:
 - (i) Vertical and horizontal illuminance plots for the public domain lighting design to demonstrate compliance with all relevant Australian Standards and to meet the lighting categories and requirements specified by the City;
 - (ii) The location, type and category of existing and proposed lights, including details of luminaire specifications, required to ensure compliance with City policies and Australian Standards;
 - (iii) Footing locations and structural details;
 - (iv) Location and details of underground electrical reticulation, connections and conduits;
 - (v) Certification by a suitably qualified, practicing lighting engineer or lighting designer to certify that the design complies with City policies and all relevant Australian Standards including AS 1158, AS 3000 and AS4282;
 - (vi) Structural certification for footing designs by a suitably qualified, practicing engineer to certify that the design complies with City of Sydney policies and Australian Standards.
- (b) The public domain lighting works are to be completed in accordance with the approved plans and the City of Sydney's *Public Domain Manual* before any Occupation Certificate is issued in respect of the development or before the use commences, whichever is earlier.

(10) TACTILE GROUND SURFACE INDICATORS AND HANDRAILS

All tactile ground surface indicators, handrails and other elements required to provide access into the building / property must be located entirely within the private property boundary.