



3 July 2015

Our ref: 15-068

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

Attention: Ben Eveleigh, Assessing Officer

**re: Building R1 (SSD 6513-2014) Barangaroo South
Further Details on Fit-out and Use of Building R1**

We write to provide further details of the fit-out and use of Building R1 which is the subject of State significant development application SSD 6513-2014 currently being assessed by the NSW Department of Planning and Environment ("DoPE").

1. BACKGROUND

SSD 6513-2014 was lodged in October 2014 seeking approval for the construction of a three storey building known as Building R1 including the use of the basement car park to accommodate 15 car spaces and associated structural works, earthworks and remediation ("the application"). The Environmental Impact Statement for Building R1 (SSD 6513-2014) Barangaroo South prepared by JBA Urban Planning Consultants dated October 2014 ("EIS") accompanying the application states that the building is intended to be used for a food and drink premises and that a further DA will be lodged for the fit-out and specific use of the building once the tenant has been confirmed.

Following the exhibition and notification of the application, the DoPE requested further details of the general use of the building. A tenant has now been identified and consequently further details of the use and fit-out of Building R1 are available for inclusion in the application.

This information has been prepared on behalf of the tenant, Solotel and Matt Moran, and forms part of the amended development application.

2. DETAILS OF THE OPERATION

2.1 FIT-OUT WORKS

The proposed fit-out works are shown on drawings prepared by Humphrey and Edwards Architects and Interior Designers and include:

Ground Floor	<ul style="list-style-type: none">• A bar and kitchen/servery for indoor and outdoor seating located on the western and northern side of the building.• The entry foyer to the upper floors located on the eastern
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	<p>side of the building.</p> <ul style="list-style-type: none"> • Toilets and amenities. • Back of house storage. • Removable elements in the outdoor areas such as landscaping and controlled access.
Levels 1 and 2	<ul style="list-style-type: none"> • Level 1 - Restaurant and bar with indoor and outdoor seating and a full line kitchen. • Level 2 – Bar with indoor and outdoor seating and amenities serving Levels 1 and 2.

Plans of the fit-out are contained in the amended set of architectural drawings in Appendix A to the Response to Submissions Report prepared by JBA Urban Planning Consultants dated 3 July 2015.

Fit-out works would be initially integrated with the construction of Building R1 and would continue thereafter until completed and would have regard to the Environmental Construction and Site Management Plan contained as Appendix N to the EIS.

2.2 PROPOSED USE

The building would be used as a restaurant and bar and would operate pursuant to a general bar hotel licence to be issued under the Liquor Act 2007. This type of *food and drink premises* falls under the land use definition of a *pub* in the Standard Instrument Local Environmental Plan.

The entrance to Levels 1 and 2 would be from Lime Street at the north eastern corner of the building via an entry foyer, stairs and lift to the upper levels.

Controlled access would be provided to the ground floor internal and external bar/dining areas from the waterfront promenade and Exchange Place. From 10pm on Friday and Saturday, entrance to the ground floor will be from one entry point to ensure the responsible service of alcohol and implementing general entry control measures.

The operator, Solotel and Matt Moran, describes the operation in the following terms:

The impressive architecture of the building will be reflected in the stylish and upmarket food and bar fit-out. Leading hospitality operator Solotel and celebrity chef Matt Moran have a vision to create a Sydney hospitality icon with a high end market protein based food narrative over the 3 levels. The food offering on the ground floor is where people will meet for lunches, dinners and everything in between. The offering will have a selection of items that will be popular throughout the day for corporates, locals, tourists and social occasions. All food items will be ordered at the bar, where they will be taken to the table by our staff, and all dishes will be presented on unique plates in theme with the protein focused menu running through the building.

The Restaurant on Level 1 will be the heart of the Barangaroo site, and will be a destination known for quality, local seasonal produce, with a diverse range of cooking methods such as cast iron rods on rotisserie, open wood fired grills, cooking over-sized

cuts, joints and whole fish. The Restaurant will be based around the selection of the finest quality meats and seafood from around Australia.

Level 2 is for the guest that wants to get away from the hustle and bustle and enjoy the finer things in life, like table service, Sydney's best cocktails and bar menu. Signature drinks and an award winning short wine list will be closely followed by the bar menu specialising in small plates, with its own style of quality cuts of protein cooked on a robata grill.

2.3 HOURS OF OPERATION

The proposed hours of operation are 7am to Midnight, Monday to Sunday for all levels both internally and externally.

The above hours of operation may be extended beyond midnight for selected special event days on up to 20 days a year. A separate application would need to be made for these special events, subject to conditions of consent.

2.4 PATRON CAPACITY

The maximum number of persons (including staff, patrons and performers) permitted in the premises at any one time is 850 persons which includes 370 patrons internally, 430 patrons externally and 50 staff and security personnel. The manager/licensee is responsible for ensuring the number of persons in the premises does not exceed these maximums as detailed in the Plan of Management. The fit-out is designed for these numbers of patrons.

2.5 PLAN OF MANAGEMENT

It is proposed that the premises would operate in accordance with a Plan of Management, a draft of which is in **Attachment 1**. This draft Plan of Management has been prepared having regard to, and is consistent with, the provisions of Section 3.2 of Schedule 3 of Sydney Development Control Plan 2012, which is considered an appropriate reference documents for plans of management although not applicable in a statutory sense.

2.6 BUILDING COMPLIANCE

The fit-out works will be carried out in accordance with the BCA. An assessment of the ability of the proposed fit-out to comply with the BCA and with the relevant access requirements is contained in **Attachment 2**.

2.7 WASTE MANAGEMENT

Construction waste management will be as described in the EIS.

Operational waste will be managed in accordance with the Barangaroo integrated waste strategy. Waste generated by the proposed use will comprise general restaurant waste, bottles and packaging. Storage bins will be provided within the building and in the basement areas and disposed of in accordance with waste removal arrangements for the building. A centralised recycling area and waste storage area will be provided in the C5 Commercial Building. Waste will be collected through arrangements by Sydney International Towers management.

Waste is to be minimised by separation of trade waste and putrescible waste, with bottles, cardboard, paper and aluminium being separately stored and collected. Waste would be managed and removed in a manner that would result in no adverse odour impacts.

Details of waste management are provided in the draft Plan of Management (**Attachment 1**).

2.8 STORAGE

Storage is to be provided in the designated areas in the basement as shown indicatively on the basement plan submitted with the application and within the premises as shown on the fit-out plans in Appendix A to the Response to Submissions Report prepared by JBA Urban Planning Consultants dated 3 July 2015.

2.9 LOADING AND DELIVERIES

Deliveries are to be managed through an automated web based Loading Dock Management system which would be used by all contractors and delivery providers for Sydney International Towers, excluding tenant couriers. The loading dock for the Tower is controlled by a Dock master between the hours of 06:00am and 6:00pm Monday to Friday, excluding public holidays. Access to the loading docks outside these hours may be arranged with Sydney International Towers management. The location of the loading dock and related storage areas for the premises are shown in the drawings accompanying the application. Refer to Section 4.1 for further detail.

3. NOISE IMPACTS

An assessment of the acoustic impacts of the proposed use has been undertaken by The Acoustic Group and is contained in **Attachment 3**. This report concludes that:

On the basis of a balanced contribution from each of the external areas and the internal areas as shown on the fit-out plans for the R1 building, to satisfy the OLGR criteria of background +5 dB applied inside the residential apartments before midnight, the following operating restrictions will apply:

- *The northern balcony (closest to building R9) on level 2 should be restricted to a maximum of 58 people 7 days a week.*
- *For level 2 operations after 10 PM on any day except Friday or Saturday the northern façade of the internal area is required to be closed.*
- *The internal occupancy of level 2 requires a ceiling providing acoustic absorption (not set plasterboard).*
- *The restaurant on level 1 is required to have an acoustic ceiling not set plasterboard).*
- *The ground floor northern (external) area should be restricted to a maximum of 78 people 7 days a week.*
- *The northern façade of the ground floor internal bar area is to be closed from 9 PM on Sunday to Thursday.*
- *The bar area on the ground floor is required to have an acoustic ceiling (not set plasterboard).*
- *Whilst the intent of building R1 is not that of a night club, the provision of music throughout the internal parts of the venue for the purpose of background music has considered an internal noise level of 95 dB(A) at 2 metres from any speakers*

and that no speakers are to be directed towards building R9. The internal level may be modified to compliance testing.

- *External speakers can be provided for any level of R1.*
- *Any external speakers should be located in the ceiling and directed downwards.*
- *The permitted level for such speakers is subject to compliance testing where levels for each section can be determined and the limiter set to control each area.*

The above conclusion is based on an assessment with the doors and windows of residential units in R9 closed and mechanical ventilation operating.

4. OPERATIONAL TRAFFIC AND CAR PARKING IMPACTS

4.1 LOADING DOCK ACTIVITY

As stated in the *Barangaroo South - Building R1 Transport Assessment* prepared by Arup (Appendix D to the EIS), all deliveries and garbage collection associated with the R1 building will occur in the basement at a designated loading and pick-up area (see also discussion above). This activity will be scheduled as a component of all activity in the combined basement facility. Truck access to the basement is on Globe Street which connects to Hickson Road.

4.2 SITE ACCESS

Access to the R1 building would be as described in the Section 2 of the *Barangaroo South - Building R1 Transport Assessment* prepared by Arup (Appendix D to the EIS). Taxi ranks would be available on Shelley and Lime Streets and throughout the precinct. Pedestrian access would be available via Wynyard Walk and the new ferry wharf and throughout the public domain. The recreational cycling route adjoins Building R1.

Emergency vehicle access would be via Lime Street which is adjacent to Building R1 site.

4.3 CAR PARKING

Up to 15 car spaces would be provided for the R1 building at a location in Basement L2 as described in the application. Bicycle parking associated with the R1 building will be provided within the adjacent public domain (SSD 6303).

4.4 PEDESTRIAN MOVEMENT

The proposed ground floor fit-out allows a clear width for pedestrian movement in Exchange Place that is 11 metres and this is not less than 8 metres required to meet the Department's requirements for ease of pedestrian movement, as set out in the related development consent for the Stage 1A Public Domain SSD6303.

4.5 TRAVEL DEMAND MANAGEMENT

Patron capacity estimates include provision for 50 staff members across a range of skills in hospitality and security. There would be some flexibility in working hours and shifts typical of the hospitality industry. Peak staff arrival and departure times for the premises are unlikely to coincide with the travel patterns of other commercial premises other than the other restaurants proposed.

Travel demand measures that could be implemented include:

- Ensuring staff have access to travel information such as links to public transport timetables, walking and cycling routes and bicycle parking areas and taxi ranks;
- Providing similar information on the website of the premises to assist in appropriate travel choice for patrons;
- Participate in events such as Walk to Work and Ride to Work day, in conjunction with other buildings and tenants at Barangaroo South;
- Management will call taxi's for patrons and staff at their request;
- No staff parking is provided.

5. SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

Consideration has been given to the implications of the fit-out and use of Building R1 having regard to relevant to the Environmental Assessment Requirements for the development issued by the Secretary of the DoPE on 12 June 2014 (SEARs). The following table provides a summary of the matters in the SEARs of particular relevance to the fit-out and use.

Table 1: Relevant

Requirement	Where Addressed in this Report
3. Land Use and GFA <ul style="list-style-type: none"> - Retail uses must be separately defined as per the Standard Instrument; - If the proposed uses include pubs, bars, nightclubs or the like, detailed Plan of Management and Security Management Plans must be prepared. 	<p>Section 2.2</p> <p>Section 2.5 and Attachment 1.</p>
6 Transport and Accessibility Impacts Identification of Travel Demand Management Measures	Section 4.5
11. Noise <ul style="list-style-type: none"> - Undertake a noise impact assessment of the main noise generating sources and activities at all stages of construction (including cumulative noise), and any noise sources during operation (for intensive uses such as pubs, bars etc. a detailed noise impact assessment must be undertaken). - Outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land especially on adjoining residential buildings. 	Section 2 and Attachment 3.

Requirement	Where Addressed in this Report
12. Air, and Odour Address potential air quality and odour impacts, in particular during the construction and operation of the development and appropriate mitigation measures	Section 2.7
14. Building Code of Australia Prepare a BCA and access report demonstrating compliance with the Building Code of Australia.	Section 2.6 and Attachment 2.
15. Environmental, Construction and Site Management Plan The EA shall provide an Environmental and Construction Management Plan for the proposed works,	Section 2.1.
16. Staging Details regarding the staging of the proposed development	Section 2.1.

Should any further information be required please do not hesitate to contact this office.

Yours faithfully
BBC Consulting Planners



Dan Brindle
Director



Attachments



Attachment 1 – Draft Plan of Management



Attachment 2 – BCA and Access Report



Attachment 3 – Acoustic Assessment