

Alexander Scott

From: Cameron Sargent
Sent: Thursday, 3 December 2015 12:21 PM
To: Alexander Scott
Subject: FW: R1 - Draft conditions & Acoustic Report
Attachments: Request for RtS - R1 amended SSD 20151028.pdf; 151126 acoustic report DA submission.pdf; Barangaroo Master Plan Noise Assessment Ver F (3).pdf; R1 Comments on Consent LL Dec 2015 FINAL.docx

From: Hall, Clare [mailto:Clare.Hall@lendlease.com]
Sent: Thursday, 3 December 2015 10:54 AM
To: Cameron Sargent
Cc: Colin Sargent; Rhian Greenrod; Cunningham, Martin; De Cseuz, Monique; Ben Lusher
Subject: RE: R1 - Draft conditions & Acoustic Report

Hi Cameron,

Thank you for providing a copy of the draft conditions of consent for Building R1 at Barangaroo South. I attach our comments on the draft conditions for your consideration.

We also provide a response to the matters raised in submissions during the re-exhibition of the amended application below and attached, where a response is warranted.

Party	Issue	Lendlease Response
DPE	Acoustic Impacts: <ul style="list-style-type: none">Updated acoustic report required, including clarification on if the <i>Barangaroo South Master Plan Noise Assessment</i> is to be applied to the projectDetails of kitchen exhaust required	The <i>Barangaroo South Master Plan Noise Assessment</i> does apply to this project. The amended acoustic assessment for R1 that is consistent with the Master Noise Assessment and response to the Department's queries are attached.
City of Sydney	<ul style="list-style-type: none">Noted that acoustic impacts require further consideration and recommended conditions will follow.Recommended that a high quality exterior finish is achieved to the plant and service areas at ground level.Suggested that north-eastern entrance is highly controlled to minimise disturbance to neighbours.Suggested a green roof would be a suitable visually pleasing alternative to PV cells, should they not be provided.	<ul style="list-style-type: none">Noted – see above.Condition B7 will ensure that the external building materials and finishes shall be generally in accordance with the sample prepared by Collins and Turner. This will ensure a high quality of finish.The draft conditions prepared in relation to queuing and security address this. Further, liquor licencing conditions and acoustic conditions will also apply to the premises.Lendlease cannot confirm if PV cells will be provided on the roof at this stage – however it is unlikely.The design of the roof has been deliberate to provide an architectural feature (the bowl effect) that supports the overall design and iconic nature of the building. This design does not allow for the balustrades and other visible safety restraints that would compromise the “lightweight form” and design of the roof structure.

- The practicalities of safely and regularly maintaining a green roof on the building have not been factored into the design of the building and would need to be thoroughly considered in terms of practicality, safety, cost and visual effectiveness. Lendlease have high design standards in terms of safety, practicality and quality of materials/ finishes. Should the detailed design not feature PV cells, an alternate high quality finish will be selected by the architect to complement the finishes on the elevation of the building.

Sydney Water	Outlined arrangements that are in place for the supply of potable and recycled water, and collection of wastewater at the site.	Noted. No response warranted.
Transport for NSW	Integration of construction activities, including hoarding arrangements to maintain access to the Barangaroo Ferry Hub construction site and measures to manage construction impacts on existing transport networks.	The Construction Traffic Management Plan will be prepared considering the whole site context, including adjacent construction activities and uses, and existing transport networks, as has occurred since commencement of works at Barangaroo South. The wording of conditions currently drafted by the Department of Planning and Environment is sufficient to ensure this is the case. Lendlease does not agree to the suggested condition by RMS, in particular the request that the applicant submit the final CTMP to the TfNSW CBD Coordination Office. The Ferry Wharf project is not the only project that is carried out concurrent with, and adjacent to, construction works at Barangaroo South. The CTMP should not be submitted to each party carrying out construction activities in the area for their endorsement, as this would allow the neighbouring party undue influence / oversight on the carrying out of construction activities on-site. Lendlease currently engages regularly with TfNSW to coordinate site Barangaroo South construction activities with the Ferry Hub construction activities and Lendlease commit to continuing to do so.
EPA	Noted that the EPL no longer applies to the site the subject of the DA.	Lendlease have requested the relevant draft conditions are amended to reflect this.
Heritage Council	Confirmed it is unlikely items of archaeological significance will be encountered noting that excavation to construct the Stage 1A Basement has occurred over majority of the site. Suggested interpretation be a consideration of detailed design.	The Barangaroo Public Art and Cultural Plan, May 2015, recognises the value of developing a coordinated site-wide approach to heritage interpretation, together with cultural programs and public art. It recognises several specific opportunities to recognise both the Aboriginal history and significance to the nation of its waterfront occupation, and reinforce connections to the city and cultural institutions. The plan recognises the Hickson Road corridor ("The Hungry Mile") and Wulugul Walk at the foreshore as two key areas for interpretation, while Exchange Place, located adjacent to R1 as an opportunity space for cultural programs.
Office of Environment and Heritage	No formal OEH response is required.	Noted. No response warranted.

I've just received a bounce back from an earlier email I sent with this information. Are you able to let me know if you receive this email, so I can be sure it hasn't happened again?

Kind regards,

Clare Hall

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lendlease

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