

23 October 2017

SM/MR
17101

Ms Carolyn McNally
Secretary
Department of Planning and Environment
320 Pitt Street
SYDNEY NSW 2000

Attn: Andrew Hartcher

Dear Ms McNally,

RESPONSE TO SUBMISSIONS – SSD 6513 MOD 3 BUILDING R1, BARANGAROO SOUTH

This letter has been prepared by Ethos Urban (formerly JBA) on behalf of Lend Lease Millers Point in relation to the section 96(1A) application (MOD 3) to modify SSD6513 being Building R1, Barangaroo South.

This letter provides a response to the submission made by the City of Sydney, dated 4 October 2017, and information requested by the Department of Planning and Environment (the Department) via email dated 3 October 2017. Each issue is addressed under separate heading below.

It is noted that a submission was also received from the Environmental Protection Authority, stating that the agency had no further comment on the modification application.

Folded Metal Planter Details

Additional 'for information' diagrams have been prepared and submitted at **Attachment A** to demonstrate the proposed installation of the folded metal planter boxes demarcating the outdoor areas of the ground floor seating from the public domain of Barangaroo South.

South-east Seating Area

The proposed south-east seating area has employed Crime Prevention Through Environmental Design (CPTED) principles as follows:

Surveillance

Although located separate to the primary outdoor seating area of Building R1, the proposed south-east seating area is in a highly visible location within the public domain of Barangaroo South, located at a key gateway to the precinct with limited screening. This opportunity for casual surveillance will reduce the likelihood of anti-social behaviour in this seating area.

Additionally, The Plan of Management for the premises, approved in SSD6513, includes various elements of technical surveillance that are applied to the south-east seating area, including:

- CCTV surveillance cameras are to be installed, operated and maintained throughout the venue including to this south-east corner. Clear signage will be provided to alert all patrons of the use of CCTV cameras within the venue. All CCTV recording equipment and cameras will be of high grade digital quality capable of establishing the population and identification of patrons, offenders and incidents within the depth of field view of the cameras. Recording shall be operated at all times when the venue is open (and for at least 1 hour before an after opening) with recordings retained for a minimum of 28 days.
- Security personnel will be employed and positioned within the venue on the ground floor during peak periods. Security personnel will monitor the surrounding areas including the south-east corner.

- All areas of the venue including the south-east area of the ground floor will be frequently attended to by staff including managers to ensure that the areas are clean, tidy and to ensure all glasses, plates and the like are returned to the bar/kitchen wash up area. This will ensure that the area, like other parts of the venue, are frequently inspected and engagement made between staff and patrons.

Access Control

The proposed folded metal planter will ensure the effective control of the seating space, separating this from the public domain of Barangaroo South. This will also limit the capacity of the area to ensure that it can be managed in a safe and efficient manner. The separation of public/private areas through a low height physical barrier demarcates areas without limiting opportunities for casual surveillance as discussed above.

Space Management

The approved Plan of Management for the premises establishes the appropriate management for the premises that will also apply to the south-east corner to ensure the effective management of the seating area, including:

- Taking all reasonable measures to ensure that the behaviour of the staff and patrons when entering or leaving the venue do not detrimentally affect the amenity of the neighbourhood.
- The licensee will detail any complaints that are received within a complaints register.
- All staff engaged in the service of alcohol shall complete a course in Responsible Service of Alcohol.
- The licensee must as a minimum continually apply the house policy and harm minimisation and responsible service of alcohol practices.

As demonstrated above, the proposed outdoor seating area has adequately addressed CPTED principles in the design and management of the space. The approved Plan of Management will also ensure that the seating area is managed in a safe and effective manner.

Signage Zones

The proposed modifications include the introduction of four (4) signage zones. The zones will be positioned above entry doors and against the proposed ground floor steel planter boxes surrounding the building. Specifically:

- A signage zone with dimensions of 1200mm x 600mm is proposed over the entry door on the north-east corner of building façade;
- A signage zone with dimensions of 2000mm x 600mm is proposed on the exterior of the steel planter box on the northern façade adjacent to the entry door;
- A signage zone with dimensions of 2000mm x 600mm is proposed on the exterior of the steel planter box on the southern façade; and
- A signage zone with dimensions of 2000mm x 600mm is proposed on the exterior of the steel planter box on the western façade.

The signage within these zones will be for business identification and directional signage for the operation of the venue. A preliminary signage concept is presented at **Attachment B** for information purposes. This sets out proposed metal detailing of venue name and logo and shows that the signage will be flat mounted to existing glazing (above entry door) and flat mounted to the folded metal planter.

We trust the above information provides sufficient detail to finalise the assessment of the proposed modifications. Should you have any queries, please do not hesitate to contact the undersigned.

Yours sincerely,



Samantha Miller
Senior Planner



Michael Rowe
Director