

10751
10 May 2013

Mr Sam Haddad
Director-General
Department of Planning and Infrastructure
23-33 Bridge Street
SYDNEY NSW 2000

Attention: Heather Warton

Dear Mr Haddad

**PREFERRED PROJECT REPORT
RESIDENTIAL BUILDING R8 & R9 (MP11_0002), BARANGAROO SOUTH**

1.0 INTRODUCTION

A Project Application (MP 11_0002) for Residential Buildings R8 & R9 was submitted to the Minister for Planning and Infrastructure by Lend Lease (Millers Point) Pty Limited (Lend Lease) in November 2012.

The Environmental Assessment Report (EAR) for Residential Buildings R8 & R9 was publicly exhibited between 21 November 2012 and 21 December 2012 (the 'Exhibited Project').

In response to the public exhibition, it is understood that the Department of Planning and Infrastructure has received a total of six (6) submissions from State agencies (4), City of Sydney Council (1) and the public (1).

Lend Lease and its specialist consultant team have reviewed and considered the submissions and, in accordance with clause 75H(6) of the *Environmental Planning and Assessment Act 1979*, this Preferred Project Report (PPR) sets out the Proponent's response to the issues raised and sets out its Preferred Project for approval. The Proponent's detailed response to all issues raised in submissions is provided at **Attachment A**.

This PPR should be read in conjunction with the EAR dated November 2012 prepared by JBA and forms part of that application.

2.0 PROPONENT'S RESPONSE TO ISSUES RAISED IN SUBMISSIONS

Attachment A identifies each of the matters raised by the Council, State agencies and the public in submissions made in response to the public exhibition of Residential Buildings R8 & R9.

Attachment A also contains a detailed response by Lend Lease to each of the matters raised. The responses provided are generally not reproduced within this covering report and as such, reference must be made to **Attachment A**.

The Department of Planning and Infrastructure raised two key issues in its letter to the proponent, being the outcome for Residential Building R1 and the provision of affordable housing. A response to these specific issues are provided in the following sections.

2.1 Building R1

In its letter, the Department requested that details be provided to demonstrate how, following approval of Residential Buildings R8 & R9, Residential Building R1 will achieve design excellence and will be consistent with the Concept Plan including to satisfy the relevant built form principles and urban design controls.

In accordance with the Design Excellence Strategy adopted for Barangaroo South, the future R1 building will be the subject of an “emerging designers” architectural competition. This process has commenced with the preparation of a competition framework document and the identification of potential architects by Lend Lease, the City of Sydney and the Barangaroo Delivery Authority.

Following short listing of architectural designers, it is anticipated that the architectural competition will commence in mid-May 2013, to facilitate approval and construction in line with the first occupation of the Barangaroo South Precinct. The competitive process outlined above in conjunction with the Concept Approval will ensure that the future building will achieve design excellence.

The Barangaroo Concept Plan identifies maximum GFA and height controls for each Development Block within Barangaroo South, including Block X, within which Residential Buildings R8, R9 and R1 are located. In addition, the Concept Plan requires project applications to demonstrate consistency with the Built Form Principles and Urban Design Controls within the Supplementary Urban Design Statement by RSH +P (12 November 2010), with required modifications as outlined in Condition B9.

Compliance with the conditions and consideration of the Built Form Principles was imposed by the Minister for Planning and Infrastructure to ensure that the bulk and scale of future buildings on the Development Blocks is acceptable with respect to the relationship between the street wall/podium level and surrounding land uses, and the bulk and scale of buildings.

It is Lend Lease's intention that the future R1 Building will be a non-residential, retail building with a total GFA of approximately 800m² (the remaining floorspace in Block X). There is also potential to locate some of the 10,000m² of additional community floor space (which under the Concept Approval can exceed the maximum total for each block) across the Barangaroo South site which includes the R1 Building.

Based on the dimensions of Block X and the maximum amount of non-community floorspace remaining in Block X, this building will be a minimum of 2-3 levels. This intended built form is capable of complying with the maximum GFA and height controls for the development block. The intended built form is also generally consistent with the Concept Plan Built Form Principles and Urban Design Controls, specifically it is capable of providing:

- a building mass that is appropriate within the envelope;
- a street wall is still established around the block;
- an articulated, well proportioned building mass; and
- an activated public domain at street level and along the waterfront.

It is noted that Control 1, Standard 2 states that "the building mass height will be between maximum and minimum heights of RL41.5 and RL 25 respectively". Whilst the final design of Building R1 is yet to be resolved, as considered above, the future building is still more than capable of demonstrating consistency and achieving the overall intent of Built Form Principles and Urban Design Controls.

It should be noted that the 'building envelopes' shown in the Supplementary Urban Design Statement that formed part of Concept Plan (Mod 4) are indicative only. There is no requirement under the Concept Plan to develop a building that is consistent with the indicative building shown in these documents, provided it is consistent with the Terms of the Concept Approval.

As detailed in Section 3.2, on the south west corner of Residential Building R9 a curved balcony has been provided as an extension of the western façade in order to enhance the building's relationship with the future R1 building.

2.2 Affordable Housing

The Department and Council requested that further details be provided to confirm how the affordable housing target commitments will be achieved for Barangaroo South given no affordable housing is proposed in the application.

The Barangaroo Housing Strategy commits to providing 2.3% of residential GFA (approximately 36 apartments) as Key Worker Housing (KWH) at such time when not less than 75% of the total residential developable GFA in Barangaroo South is complete (i.e. by the time approximately 74,800m² of residential GFA is provided). The proposed development comprises 16,457m² of residential GFA, which equates to only 22% of the 75% milestone. Therefore there is significant capacity (58,300m² or approximately 560 apartments) of development still yet to occur before Lend Lease is required to provide the '36 apartments' of KWH. The remaining 58,300m² GFA is more than sufficient to accommodate the minimum KWH required.

It is noted that it has always been envisaged that the KWH will be located within the residential buildings closer to Hickson Road.

3.0 PREFERRED PROJECT

To respond to particular matters raised in submissions (see **Appendix A**), and as a result of further design development, a range of minor modifications are proposed to the exhibited Project Application. These changes are detailed in Sections 3.1 and 3.2 below.

In summary, this Preferred Project seeks approval for:

- demolition of any existing hardstand areas, footings or piles in the area to the west of the approved basement car park;
- piling and associated earthworks and remediation;
- construction and use of an 9-11 storey building (RL 41.5) known as Residential Building R8, comprising:
 - 807m² retail floor space;
 - 8,862m² residential floor space;
 - 82 apartments;
- construction and use of a 7-9 storey building (RL 36) known as Residential Building R9, comprising:
 - 815m² retail floor space;
 - 7,595m² residential floor space;
 - 77 apartments;
- operation and use of the basement car park to accommodate 176 car spaces allocated specifically to the proposed uses within Residential Buildings R8 & R9;
- temporary works and uses, including:
 - surfacing of surrounding public domain including part of Globe Street and part of the Foreshore Promenade;
 - hoardings; and

- services and utilities provision required to service the building.

The Preferred Project Residential Building R8 & R9 Architectural Drawings prepared by FJMT and PTW are included at **Attachment B**. Revised Landscape and Temporary Public Domain Drawings prepared by Aspect are included at **Attachment C**. Photomontages illustrating the Exhibited and Preferred Projects are shown at **Figures 1-2**.

It should be noted that no changes are proposed to the exhibited Basement Architectural Drawings or the Statement of Commitments.



Exhibited Project



Preferred Project

Figure 1 – Photomontage of the Exhibited and Preferred Project Residential Building R8



Exhibited Project



Preferred Project

Figure 2 – Photomontage of the Exhibited and Preferred Project Residential Building R9

3.1 Summary of Changes to Residential Building R8

The following are the key changes that have been made to Residential Building R8:

- The design of the southern facade has been refined to improve its relationship with Residential Building R9.
- Minor adjustments have been made to the ground floor, ground floor lobby configurations and retail.
- Minor adjustments have been made to the internal layout of selected apartments to make them more functional.
- The apartment layouts within the northern module have been reconfigured in order to integrate the car park exhaust riser within the design.
- Both the northern and southern module roofs have been refined to incorporate the car park exhaust riser and additional solar panels.

The Preferred Project Residential Building R8 Architectural Drawings are included at **Attachment B**.

3.2 Summary of Changes to Residential Building R9

The following are the key changes that have been made to Residential Building R9:

- On the south west corner of the building a curved balcony has been provided as an extension of the western facade in order to enhance the buildings relationship with the future R1 building (see **Figure 3**).
- The northern and southern facades have had a range of minor design changes, including extending the channels for continuity with the west and east facades and adjusted window locations.
- The eastern facade has been enhanced by further expressing the staircases as vertical elements and improving the transition between Levels 7 and 8 through the use of timber cladding.
- Minor adjustments have been made to the internal layout of selected apartments to make them more functional.
- The communal rooftop open space has been refined through:
 - including extending the southern lift core up to communal roof to provide separate access,
 - rearranging the open space to accommodate plant room requirements;
 - further developing the landscaping concept; and
 - extending the roof with additional PV cells to optimize the PV area and tie it in with the PV composition of L8 in the roof elevation.
- On Level 8, part of the 'Type 4 Apartments' private roof top terraces has been enclosed and converted to a bedroom in order to make the spaces more usable. The modification results in five 2 bedroom units becoming 3 bedroom units.
- The roof has been refined to accommodate the new enclosed space below and to screen the cores and exhaust positions and to allow for servicing of the PV panels.

The Preferred Project Residential Building R9 Architectural Drawings are included at **Attachment B**.

3.3 Summary of Changes to the Basement Car Park

As a result of the conversion of five of the 2 bedroom units to 3 bedroom units in Residential Building R9, an additional four car spaces have been allocated to the development within the basement car park.

The Preferred Project Basement Car Parking Drawings are included at **Attachment B**.



Exhibited Project



Preferred Project

Figure 3 – View of the southern facade of Residential Building R9

3.4 Numeric Comparison of Exhibited and Preferred Projects

Table 1 provides a comparison between the key development information for the Exhibited and Preferred Projects.

Table 1 – Comparison of key development information

Component	Exhibited Project	Preferred Project
Project site area	4836.85m ²	4836.85m ²
GFA	18,225m ² <ul style="list-style-type: none"> 16,459m² – residential 1,767m² – retail 	18,079m ² <ul style="list-style-type: none"> 16,457m² – residential 1,622m² – retail
Apartments	159	159
Maximum Height	<ul style="list-style-type: none"> RL 41.5 38.1m 11 storeys 	<ul style="list-style-type: none"> RL 41.5 38.1m 11 storeys
Total proposed car parking spaces	Maximum of 172, comprising: <ul style="list-style-type: none"> 168 residential 4 retail 	Maximum of 176, comprising: <ul style="list-style-type: none"> 172 residential 4 retail

4.0 ENVIRONMENTAL ASSESSMENT

The following section provides an updated environmental assessment to reflect the changes made as part of the Preferred Project.

As detailed above, the Preferred Project only relates to minor design modifications and does not change the findings, recommendations and conclusions of any of the following key assessment issues:

- Design Excellence
- Remediation and Contamination
- Overshadowing Impacts
- Wind
- Reflectivity
- Climate Change and Sea Level Rise
- Ecologically Sustainable Development
- Archaeology
- Operational Noise and Vibration
- Fire Safety
- Infrastructure and Utilities
- Building Code of Australia (BCA) and Access
- Structural Engineering
- Geotechnical
- Waste Management
- Environmental, Construction and Site Management
- Construction Noise and Vibration Impacts
- Construction Air Quality
- Construction Traffic Management

Whilst the findings of the reports generally remains the same, the following consultant reports have been updated or had addendum letters prepared to reflect the Preferred Project design:

- Sustainability Report (see **Attachment D**);
- BCA Report (see **Attachment E**);
- Preliminary Fire Engineering Review (see **Attachment F**); and
- Traffic Management and Access Plan (see **Attachment G**).

In response to specific issue raised by Transport for NSW an addendum letter to the Construction Traffic Management Plan has been provided at **Attachment H**.

4.1 Compliance with the Major Development SEPP

Residential Buildings R8 & R9's consistency with Part 12 of Schedule 3 of the Major Development SEPP was considered in Section 5.1 of the Exhibited EAR. The Preferred Project, as detailed in Section 3.0, does not change the findings of that assessment and will continue to comply with the maximum height and gross floor area restrictions.

4.2 Consistency with the Concept Plan

Residential Buildings R8 & R9's consistency with the Concept Plan was considered in Section 5.2 of the Exhibited EAR. The Preferred Project, as detailed in Section 3.0, does not change the findings of that assessment and will continue to be consistent with the Built Form Principles and Urban Design Controls in the Concept Plan (Mod 4). The Preferred Project will result in a minor decrease in GFA, **Table 2** demonstrates that the Preferred Project will continue to comply with the Concept Plan numerical controls. The additional four car spaces being provided for the 3 bedroom units is in accordance with the maximum car parking rates under the Concept Plan.

Table 2 – Compliance with Concept Plan (Mod 4) Block X GFA and Height Controls

Block X Concept Plan (Mod 4) Control	Exhibited Project	Preferred Project	Block X Cumulative Total	Compliance
Maximum GFA – 18,908m ²	18,225m ²	18,079m ²	18,079m ²	Compliant
Maximum Residential GFA – 16,463 m ²	16,459m ²	16,457m ²	16,457m ²	Compliant
Maximum Height – RL 41.5	RL 41.5	RL 41.5	N/A	Compliant

4.3 Urban Design and Built Form

Residential Buildings R8 & R9's Urban Design and Built Form impacts were considered in Section 5.4 of the Exhibited EAR. The Preferred Project, as detailed in Section 3.0, does not change the findings of that assessment and will continue to result in a high quality urban design and built form outcome.

4.4 Residential Amenity

The residential amenity of the dwellings within Residential Buildings R8 & R9's was considered in Section 5.4 of the Exhibited EAR. The Preferred Project, as detailed in Section 3.0, does not change the findings of that assessment and will continue to provide dwellings with a high level of residential amenity.

5.0 CONCLUSION

The Preferred Project is the result of Lend Lease's response to submissions and further design development undertaken during the public exhibition of the Residential Buildings R8 & R9 Project Application.

We trust the above information is sufficient to allow a prompt assessment of the modification. Should you have any queries about this matter, please do not hesitate to contact me on 9956 6962 or lbull@jbaplanning.com.au.

Yours faithfully



Lesley Bull
Director

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Attachment A - Response to Submissions
Attachment B - Architectural Drawings
Attachment C - Landscape and Temporary Public Domain Drawings
Attachment D - Sustainability Report

Attachment E - BCA Report
Attachment F - Preliminary Fire Engineering Review
Attachment G - Traffic Management Access Plan Addendum Letter
Attachment H - Construction Traffic Management Plan Addendum Letter