

29 January 2013

File No: R/2012/17  
Our Ref: 2013/024424  
Your Ref: MP 11\_0002

Heather Warton  
Director, Metropolitan and Regional Projects North  
Department of Planning and Infrastructure  
23 – 33 Bridge Street  
**SYDNEY NSW 2000**

Attention: Kate MacDonald  
Email: kate.macdonald@planning.nsw.gov.au

Dear Kate

**RE: Exhibition of MP 11\_0002, Residential Buildings R8 and R9, Block X, Barangaroo South**

Thank you for the opportunity to comment on the above major project application which seeks approval for the construction and use of two residential flat buildings within the area of land known as Block X at Barangaroo South.

We have reviewed the provided Environmental Assessment Report (EAR) prepared by the Proponent through JBA Planning, and the supporting documentation. The EAR and supporting documentation was referred to various units within the City. Their comments are provided in this submission under separate headings:

- Planning and Urban Design
- City Access and Transport

It is noted that the proposal remains generally consistent with the modified Concept Plan Approval. Some variations to the approved building envelopes are proposed but these are generally considered acceptable as the proposal exhibits design excellence.

The comments are provided to assist the Proponent in preparation of their Response to Submissions, and are reflective of the City's commitment to the high quality, sustainable redevelopment of Barangaroo. Recommendations are made throughout this submission and are numbered for ease of reference.

## **1.0 Planning and Urban Design**

### **1.1 Housing Affordability**

Please note this submission does not address the issue of housing affordability in detail. The City has previously made submissions in relation to housing affordability at Barangaroo in its Concept Plan (Mod 4) submission and various Director General's Environmental Assessment Requirement submissions. The City reiterates those previous submissions and recommendations.

### **1.2 Reflectivity**

If approved, Conditions of consent should be imposed requiring compliance with the submitted Reflectivity Study prepared by ARUP Pty Ltd.

### **1.3 Public Art**

Additional detail should be provided in relation to the provision of public art. Public art is vaguely referred to through the application with no details or process of development or approval identified.

### **1.4 Temporary Public Domain Treatments**

The proposal contains little permanent public domain with the majority of the area proposed as a temporary treatment. Discussions with the Proponent in the past however have indicated that the 'temporary treatment' will more than likely be installed as a permanent treatment. What this is exactly is still under development with no details yet to be provided to the City.

The eventual ownership of the public domain is a consideration when providing comments. At this stage there is no clear indication whether the public domain will be dedicated to the City or even maintained by the City. Given the uncertainty it is still the recommendation that materials, landscape, furnishings, etc. are planned in consultation with the City with the standards currently in use by the City adopted at Barangaroo.

#### **Recommendation 1**

The above Planning and Urban Design comments be addressed in the Response to Submissions prepared by the Proponent.

## **2.0 City Access and Transport**

### **2.1 Public Transport Operations**

The State Government has recently finalised the Long Term Transport Masterplan which included decisions over light rail in the City Centre and the proposed ferry wharves at Barangaroo.

The new light rail line will operate along George Street with a fully pedestrianized area between Hunter Street and Bathurst Street. As a result, there will be a number of changes to bus routes in the City Centre. It is likely that while the total proportion of people using public transport to access the site will remain the same, the proportions will change between various modes.

Transport for NSW has started detailed planning to create a new ferry hub at Barangaroo, with initial modelling and analysis indicating two ferry wharves will satisfy forecast demand beyond 2021. This hub will offer convenient access to the western edge of Sydney's CBD for ferry passengers, take pressure off Circular Quay and service our newest business, tourism and residential precinct.

#### **Recommendation 2**

That the sections of the EAR and supporting documents outlining public transport access be based on information included in the NSW Government's Long Term Transport Masterplan.

### **2.2 Construction Vehicle Access**

On-street space in the City is limited and is prioritised for public transport and short term loading/commercial activities. With the number of construction activities in the area, the opportunities for truck holding areas is severely limited and will not be guaranteed. The City prefers that all truck holding areas are located on-site.

#### **Recommendation 3**

The exact locations for truck holding areas are to be identified. All truck holding areas are to be located on-site.

### **2.3 Shelley Street / Sussex Street Intersection**

At the intersection of Shelley Street and Sussex Street, it is noted that Shelley Street will only allow for eastbound movements as of June 2013 due to the construction of the Wynyard Walk bridge over Sussex Street. It should be noted that this eastbound movement will only exist during construction until Globe Street is fully connected between Lime Street and Hickson Road. Once there is an alternate route from Lime Street to Hickson Road using Globe Street, Shelley Street in this section will be closed to all traffic with the exception of emergency vehicles only.

#### **Recommendation 4**

That the Proponent note that Shelley Street will allow eastbound access only during the construction period.

### **2.4 Napoleon Street / Hickson Road intersection**

The EIS suggests that operations at the Napoleon Street / Hickson Road intersection should be changed in the future. The City has long requested that this intersection is signalised and understands that Barangaroo Delivery Authority (BDA) has committed to signalising this intersection.

The City supports this intersection being signalised earlier than 2015 as there are long standing pedestrian safety concerns. Clarity is sought on the exact timing of when this intersection will have signals. This could then impact on any analysis undertaken at this intersection.

**Recommendation 5**

That the Proponent confirms the proposed timing for the construction of traffic signals at the Napoleon Street / Hickson Road intersection.

Should you wish to speak with a Council officer about the above, please contact Tim Wise, Senior Planner, on 9265 9314 or [twise@cityofsydney.nsw.gov.au](mailto:twise@cityofsydney.nsw.gov.au).

Yours sincerely,

A handwritten signature in black ink, appearing to be 'GJahn', written in a cursive style.

**Graham Jahn AM**  
**Director**  
City Planning | Development | Transport