

18th February 2021

Attn: Emily Dickson
City of Sydney
Town Hall House
456 Kent Street
Sydney, NSW 2000

Re: Request for Advice – Sirius Developmentm 2-60 Cumberland Street, The Rocks (Landscape)
Council Ref: R/2019/20/A
File No: 2020/564775
Ref: SSD-10384

To Whom It May Concern:

Further to the requested conditions outlined in PMNSW Response to Environmental Impact Statement – SSD 10384, we provide the following response in relation to landscape specific items.

Consultation / Public Domain

A detailed design of the public domain (including a plan showing the type and location of bins, bollards, seating and the like to be installed) shall be submitted to PMNSW for approval prior to the issue of final LOC or CC.

Details of future paving treatment around the site shall be developed in consultation with PMNSW, with final details being submitted to PMNSW for approval prior to the issue of final LOC or CC.

A detailed landscaping plan showing the proposed plant selection shall be submitted to PMNSW for review and approval prior to the issue of final LOC or CC.

Crime Prevention Through Environmental Design

The recommendations of the Crime Prevention Through Environmental Design Report (Architectus 2020) shall be implemented and documented within the plans submitted to PMNSW for approval prior to the issue of final LOC or CC.

Additional lighting within the Public Domain will be provided to improve passive surveillance. Details of additional lighting around the site shall be developed in consultation with PMNSW, with final details being submitted to PMNSW for approval prior to the issue of final LOC or CC.

Visual Impact Assessment

The 'green' as shown in the perspectives to various facades is illustrative of self adhering vine planting nominated in the landscape documentation (*Ficus pumila* and *Parthenocissus tricuspidata*) that will grow from garden beds and occupy the building facades creating 'green walls'. This treatment is to replicate the existing reclamation of the building by planting, which currently occurs (refer images below). As these are self adhering vines, no details are provided.



Level 1, 1 Marys Place
Surry Hills NSW 2010
p +612 9332 3601
w www.360.net.au
ABN: 90 146 901 322

Further to the City of Sydney Request for Advice – dated 17th December 2020, we provide the following response in relation to landscape specific items.

6. Public Domain

Details of paving selections and finishes is to be addressed as part of detailed design of the Public Domain and subject to further development, consultation, review and approval by PMNSW.

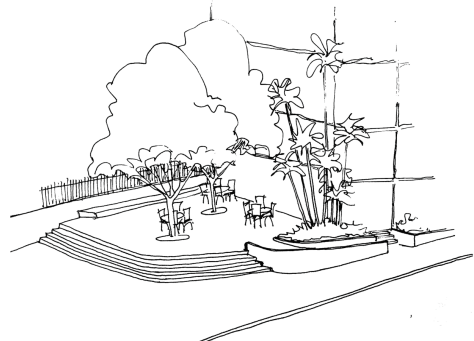
A detailed design of the public domain (including a plan showing the type and location of bins, bollards, seating and the like to be installed) shall be submitted to PMNSW for approval prior to the issue of final LOC or CC as per the condition outlined in PMNSW Response to Environmental Impact Statement – _SSD 10384.

Refer to the site civil and stormwater design for details on footpath gradients and stormwater capture.

The existing motorcycle parking to the north sits within the carriageway of Cumberland Street, and is separate from the public domain footpath and is not proposed to be upgraded or altered as part of the development.

The terrace and open space at the north end of Cumberland Street sits over the Ajax Building and is elevated above Cumberland St (varies between 400-900mm), refer existing condition photo below.

The terrace design aims to provide improved connection to the street by incorporating a wide stair that traverses the level change while a ramp from the high point of Cumberland St provides DDA compliant access. The street front edge of the ramp is bound by a low height wall to comply with AS1428.1 *Design for Access and Mobility*. This top of wall is 150mm above the FFL of the terrace, and does not provide any visual barrier or separation between the street and terrace. Refer sketch below.



7. Traffic and Transport

The State Significant Precincts SEPP does not specify bike parking rate.

Applying the Sydney DCP rates outlined below:

- Residential 1 per dwelling / 1 per 10 dwellings for visitors
- Office / business: 1 per 150sqm / 1 per 400sqm for visitors
- Shop, restaurant, café: 1 per 250sqm / 2 plus 1 per 100sqm over 100sqm GFA

The development requires 12 x visitor bicycle spaces to satisfy the Sydney DCP.

- 8 for the residential
- 1 for the office
- 3 for the retail



Total of 12 x visitor bicycle spaces are proposed to be located at easily accessible at grade locations close to major entrances (*Refer Appendix A - Plan identifying location of Bicycle Parks*)

8. Landscape and Tree Management

SITE CANOPY COVERAGE

In assessment of the site canopy coverage, it must be understood this development is for the retention and preservation of an existing building which has a footprint that occupies a significant portion of the site, and basement that extends to the boundary. The development proposes expansive garden and landscape treatment across majority of the site including roofs, however mitigating factors including structural capacity and preservation of critical views impact upon tree sizes, and locations.

There are 2 existing trees (trees 50 and 51 as identified in the arborist report) which are to be retained that provide canopy coverage to the site. An additional 44 trees are proposed to be planted as part of the development works to provide site canopy coverage.

Site Area = 3,664m²

Site Canopy Coverage = 746m²

Site Percentage of Canopy Cover = 20%

The minimum 15% canopy cover requirement under the Sydney DCP 2012 is achieved.
(*Refer Appendix B – Plan Identifying Proposed Site Canopy Coverage*)

A pruning specification for existing trees 50 and 51 will be prepared by an AQF5 Arborist and submitted prior to the issuing of a Construction Certificate.

It is important to note that the trees located across the roof terraces are small and compact species in order to preserve view corridors from the Harbour Bridge. These small trees do not form part of the site canopy cover calculation.

STREET TREES

It is understood that Cumberland Street forms a view corridor to Sydney Harbour Bridge and street trees are not to be planted to preserve the view. The City of Sydney Street Trees Masterplan supports this understanding as no street trees are identified along Cumberland Street (*Refer Appendix C – Extract of CofS Street Trees Masterplan*). Additionally, PMNSW have not requested street trees along Cumberland St as part of the proposed public domain works.



Design Review Panel Comments - Green Roof Maintenance

Comments raised in the Design Panel comments 3.15 (1st Review) and 3.8 (2nd Review) regarding maintenance of the Green Roofs, access and methodology have been addressed (*Refer Appendix D – Rooftop Access and Maintenance*).

The green roofs are maintained via a series of permanent ladders and static lines that are accessed from manholes located within the central cores. All private rooftop gardens are accessed for maintenance from within the terrace via static line connection.

A detailed Green Roof maintenance Access and Methodology report will be prepared and submitted to City of Sydney for approval prior to the issue of final LOC or CC.

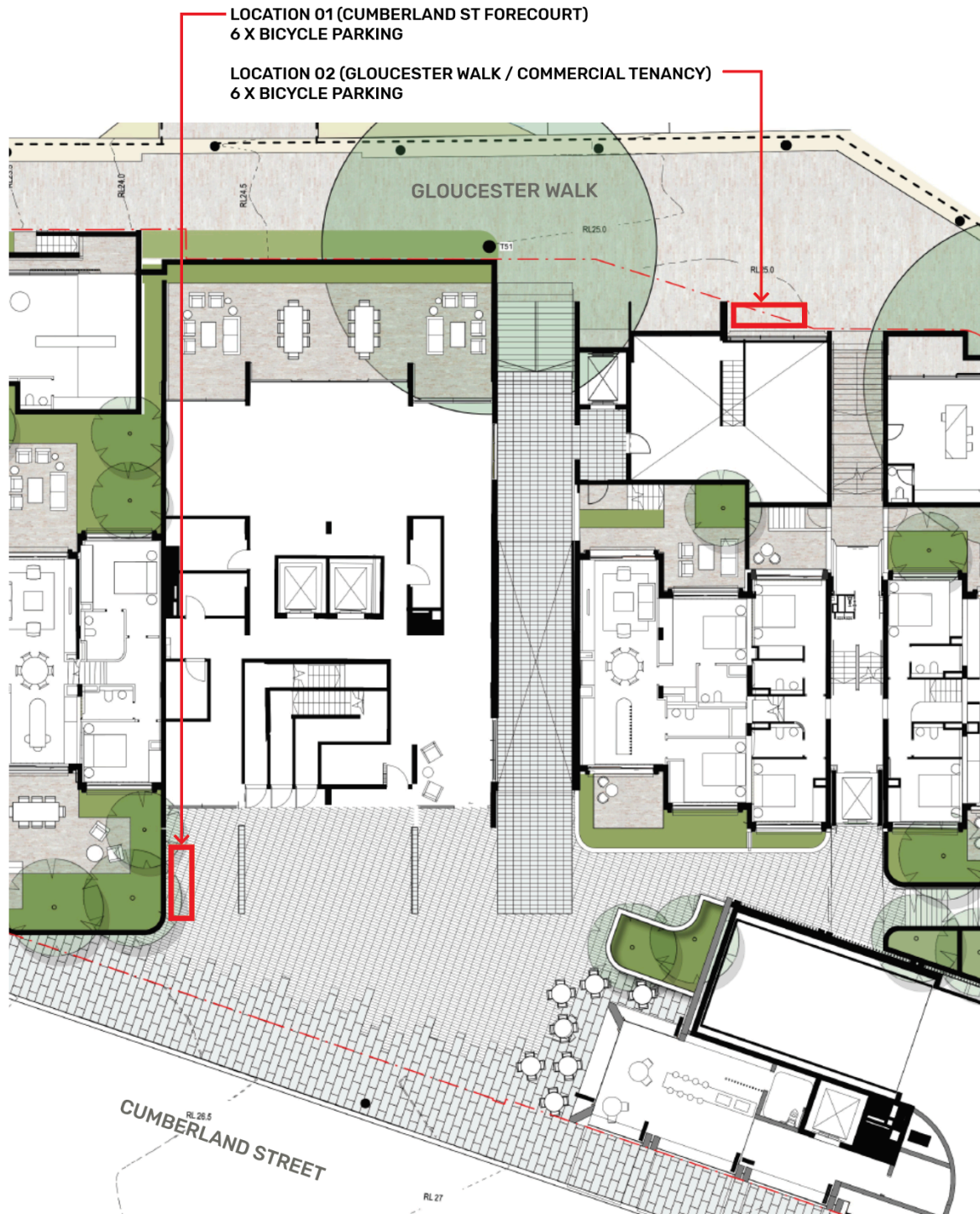
I trust that this adequately addresses Council's comments and concerns.

Kind Regards

A handwritten signature in black ink, appearing to read 'Daniel Baffsky', written in a cursive style.

Daniel Baffsky RLA
Principal 360°

APPENDIX A - Plan identifying location of Bicycle Parks



APPENDIX B – Proposed Site Canopy Coverage



PROPOSED GROUND FLOOR CANOPY COVERAGE

There are 2 existing trees on the site (trees 50 and 51 as identified in the arborist report) which are to be retained that provide canopy coverage to the site. An additional 44 trees are proposed to be planted as part of the development works to the ground floor and provide site canopy coverage.

Site Area = 3,664m²

Retained and Proposed Ground Floor Canopy Coverage = 740m²

Site Percentage of Canopy Cover = 20%

The minimum 15% canopy cover requirement under the Sydney DCP 2012 is **achieved**

The proposed development will have a total site canopy coverage of 20%, which is greater than the existing site coverage, and 5% over the minimum Sydney DCP requirement.

The development provides a complying Site Canopy Cover



EXISTING SITE CANOPY COVERAGE

There are 52 existing trees on the site, nature strip frontage and adjoining properties which have been assessed. Their canopies which sit within or extend over the property boundary of the development site has been calculated to form the total existing site canopy coverage.

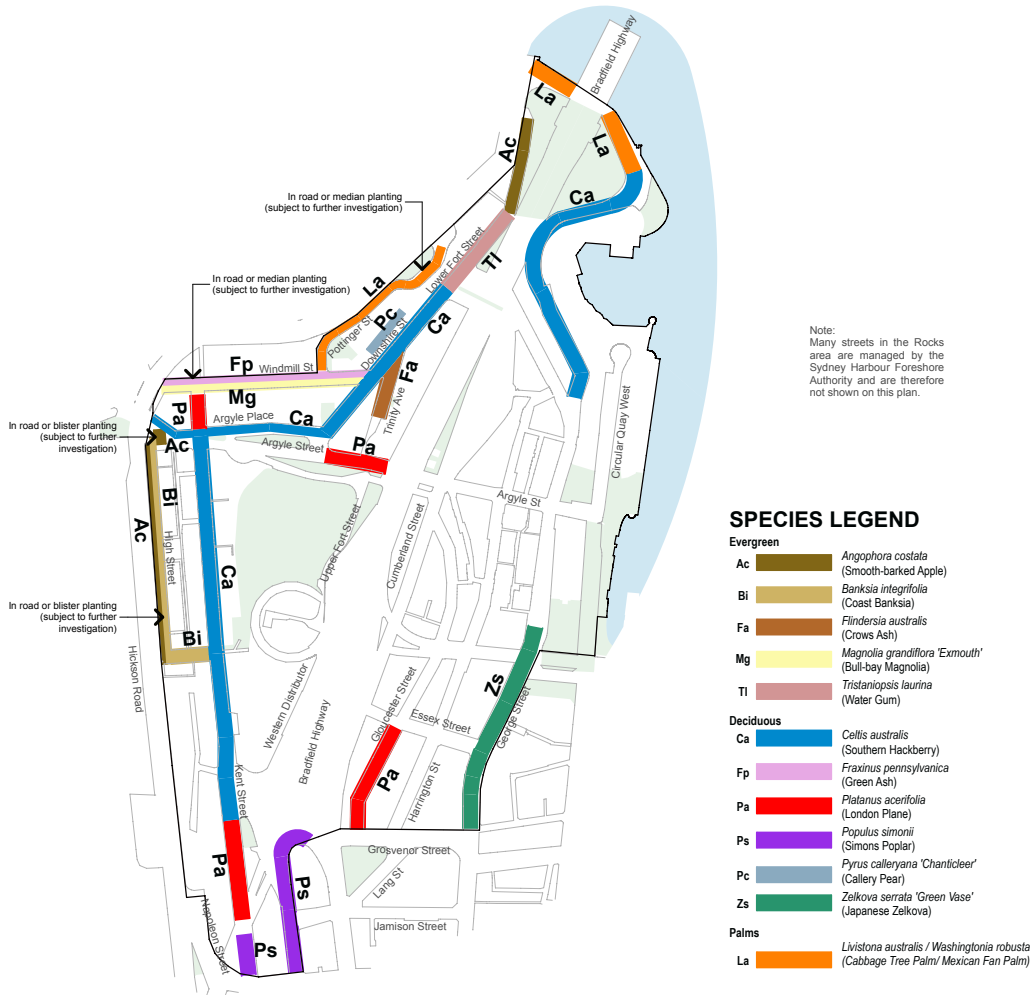
Site Area = 3,664m²

Existing Canopy Coverage = 707m²

Site Percentage of Canopy Cover = 19%

DATE		BY	BY
SUBMITTED FOR COMMENT			
SEALS: AMENDMENT X: REFERENCED TO THE COMMENT			
CLIENT: SIRIUS DEVELOPMENTS PTY LTD PROJECT: SIRIUS SITE, 2-60 CUMBERLAND ST, THE ROCKS			
DRAWN TITLE		SITE CANOPY COVERAGE PLAN	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	
SCALE		AS SHOWN	
DATE		2024	
DRAWN		LJ	
PROJECT		SIRIUS	

Precinct 2 The Rocks & Millers Point



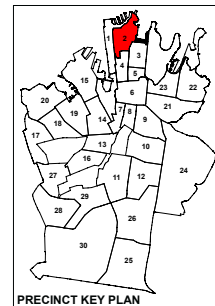
Note:
Many streets in the Rocks area are managed by the Sydney Harbour Foreshore Authority and are therefore not shown on this plan.

SPECIES LEGEND

- Evergreen**
- Ac: *Angophora costata* (Smooth-barked Apple)
 - Bi: *Banksia integrifolia* (Coast Banksia)
 - Fa: *Flindersia australis* (Crowns Ash)
 - Mg: *Magnolia grandiflora* 'Exmouth' (Bull-bay Magnolia)
 - Tl: *Tristanopsis laurina* (Water Gum)
- Deciduous**
- Ca: *Celtis australis* (Southern Hackberry)
 - Fp: *Fraxinus pennsylvanica* (Green Ash)
 - Pa: *Platanus acerifolia* (London Plane)
 - Ps: *Populus simonii* (Simons Poplar)
 - Pc: *Pyrus calleryana* 'Chanticleer' (Callery Pear)
 - Zs: *Zelkova serrata* 'Green Vase' (Japanese Zelkova)
- Palms**
- La: *Livistona australis* / *Washingtonia robusta* (Cabbage Tree Palm/ Mexican Fan Palm)



LEGEND



APPENDIX D – Rooftop Access and Maintenance

