



The Royal
BOTANIC GARDENS
& Domain Trust

30 January 2023

Senior Project Officer
Strategic Engagement and Community Relations
City of Sydney

By email sydneyoursay@cityofsydney.nsw.gov.au

Dear Sir/Madam,

Hunter Street Planning Proposal – X089148.008

I refer to the above Planning Proposal to guide the preparation of an amendment to the *Sydney Local Environment Plan 2012 (SLEP)* to support the development of a new commercial tower to deliver additional floor space for the over the station development on the eastern side of the Hunter Street Station.

As a significant landowner directly adjacent to Hunter Street, the Trust has a particular interest in the planning proposal and its potential impact on the Garden. We welcome, therefore, the opportunity to comment on the proposed amendments.

The importance of the Royal Botanic Gardens (RBG) and Domain

In considering the potential impacts of the proposed amendments on the open spaces of the Garden and Domain, it is important to understand the nature of the site – what it is and how it is used.

The RBG and the Domain is one of Sydney's earliest and most significant public spaces, which has been at the centre of botanical collection and research in Australia over the last 200 years. It is of exceptional national heritage significance, historically and aesthetically, because of the outstanding living and preserved collections which are notable for their rarity, diversity, size and scientific value, forming part of the Governors' Domain and Civic Precinct.

Potential impacts of the proposed Development

In the context of the above, there are three (3) potential impacts on and surrounding the site, which are of particular concern to the Trust:

Sun Access Planes

- We acknowledged the need for future growth within the city and the expansion of commercial infrastructure and activation. However, the proposed increased building height and floor space; 84,223m² office space translating to approximately 58 storeys, requires a considered approach as the proposed design illustrates partial overshadowing. Equally important is the significant impact of the loss of sunlight which can have detrimental effects on the health and appearance of gardens, botanical displays and individual specimens.
 - Adopting a consistent and rigorous process to ensure design quality is established and conformity with the Domain Sun Access Planes provision is essential to maintain the visual integrity of the existing built form and protection of Trust land.
 - Meeting compliance with the sun access plane restriction as a condition of approval will ensure that the current (and any future) developments do not impact the open space of the RBG and Domain through a series of minor incursions that may result in a cumulative future detrimental impact.



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BOTANIC GARDEN
Sydney



The Australian
BOTANIC GARDEN
Mount Annan



The Blue Mountains
BOTANIC GARDEN
Mount Tomah



Reflectivity

- All development must utilise appropriate materials to avoid potential environmental impacts on a variety of scales, given the increasing heat island effect in our city. The negative impact of rising heat and reflective glare from building facades will have an adverse effect on our living collection, scientific research and open green space.
 - The continuing implementation of sustainable building materials and the improvement of building guidelines will reduce thermal glare, reflectivity and impacts on the surrounding amenities and Trust land.
 - Ensuring suitable materials and placement on the façade to mitigate the impact of reflectivity onto the open spaces of the RBG and Domain should be set as a condition of approval.

Traffic and Access (surrounding precincts)

- Despite the Environmental Impact Statement (EIS) and Transport and Access Impact Assessment (TAIA) in SSD-46246713 stating that the impact will be negligible. The likely impact the commercial structure could have on the surrounding precinct in terms of service vehicle access and potential traffic spill over needs further consideration in conjunction with this planning proposal.
- Should the concepts for the Macquarie Street East Precinct be developed further, the traffic coming off Sir John Young Crescent and into Hunter Street should the ability to utilise Macquarie Street in its current form be curtailed.
 - Ongoing consultation and collaboration with the Macquarie Street East Public Domain Group will achieve a positive outcome to support the community, Trust land and associated precincts beyond the immediate works being addressed in this proposal and including SSD-46246713.
 - As the Trust will also be submitting a response to the abovementioned state significant development, this response will need to be read in conjunction with our separate letter, a copy of which is included in our email correspondence.

The Trust looks forward to the ongoing development of the planning proposal and is available for discussion should any matters require further clarification prior to finalisation.

Should you have any further enquiries regarding this matter, please contact our Planning Project Manager, Louise Farley, on telephone 4634 7957 or via email at louise.farley@botanicgardens.nsw.gov.au.

Yours Sincerely



George Salouros
Director, Asset Management, Planning and Projects
Royal Botanic Gardens and Domain Trust



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