

15 July 2021

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Our Ref: R/2019/26/B

David Glasgow
Director, Key Sites Assessments
Planning and Assessment
Department of Planning, Environment and Industry
Locked bay 5022, Parramatta, NSW 2124

Via Planning Portal

Dear David,

Response to Submissions – Atlassian Office and Hostel Development – SSD 10405

Thank you for your providing City staff the opportunity to respond to the applicant's Response to Submissions. City staff have reviewed the accompanying documentation and provide the following feedback (please read this in conjunction with the City's previous submission to the EIS):

Process

The City maintains its concerns regarding the assessment process as raised in previous correspondence. It is imperative that the Western Gateway Design Guide is finalised as soon as possible and to ensure that the subject development demonstrates adherence to this guide.

Minor overshadowing of Prince Alfred Park

1. The matters raised previously have been resolved and we note that the development now complies with the Sun Access Plane requirements for Prince Alfred Park.

Heritage

2. While City staff remain concerned with the extent of demolition proposed, the reincorporation and interpretation of significant fabric is supportable. Conditions of consent regarding any Heritage Interpretation Strategy should require consultation with the City.
3. The bleachers continue to have an unacceptable impact on what will remain of the former Inward Parcels Shed as follows:
 - a. The bleachers and pavilion obscure most of the original roof form, reducing the legibility of the item. The realignment of the stairs on the southern elevation exacerbates this issue.

- b. The mitigation measures recommended to improve the wind conditions on the bleachers (see page 15 of the wind report) add visual clutter and reinforce the unsuitability of this space for respite and recreation. The applicant proposes that this space may be used for outdoor meetings and presentations, however, the space does not meet the wind comfort criteria for this purpose.
- c. Given its heritage status, the overlaid space is unnecessary with regards to the provision of open space (public access will be restricted) and connectivity throughout the precinct. The applicant foreshadows future connection to the Over Station Development (OSD), however, this is uncertain at this stage. The City staff during consultation with the applicant recommended that the bleachers be removed and a physical connection to the OSD explored at later date following the exhibition of the draft controls for the OSD.
- d. The City strongly encourages the inclusion of First Nations' knowledge and representation within development through a genuine engagement with the Gadigal people. However, the provision of a small green roof as an example of "Designing with Country" appears shoehorned into the application and a means to justify the much more prominent remainder of the bleachers. While the First Nations community feedback was positive regarding the bleachers, it is disappointing that this homage to the original landscape and First Nations' culture would be located on a privately controlled roof with limited visibility from the public domain and subject to uncomfortable wind conditions.

The Government Architect's Designing with Country discussion paper and Draft Connecting with Country Framework reference the [Australian Indigenous Design Charter](#) as a pathway to successfully and genuinely design for Country. While there has been meaningful consultation with First Nations people as documented in Appendix D of the RtS, the design for the Shed does not appear led by First Nations people. An alternative approach that could protect the Shed roof and provide greater connection to the public domain could be the incorporation of First Nations' artwork on the soffit.

- 4. While the City does not object to the reduced separation between the Shed and tower above, the pavilion structure continues to add unnecessary bulk and thereby undermine the void between the Shed and the soffit.
- 5. City staff acknowledge the changes made to the eastern wall adjoining Platform 1, however, this continues to be a missed opportunity to incorporate artwork or heritage interpretation as previously suggested. The proposal should be drafted prior to determination and finalised prior to the issue of any Construction Certificate.
- 6. City staff raise no objections to the form and materiality of the northern elevation of the Shed, particularly the use of reeded glass.

7. The new wide arch fronting Ambulance Avenue is not supported as its scale and construction are poorly proportioned, is inconsistent with the fine classical language, fabric and detail of the retaining wall and will have a negative impact on the heritage significance of the place. The City does not support prioritising assumed pedestrian levels at 2056 +15% to the detriment of significant heritage fabric. A review of the assumptions within the pedestrian modelling must be undertaken in light of the lack of access through Block B to the future redevelopment of the bus layover along with the remote work from home trend, including Atlassian's directive for staff to work at home permanently.
8. It is recommended to amend the design to three arches based on the proportions, arch centring, and construction of the existing decorated arch immediately to the west. The three arches are to be placed between the re-constructed, full-height engaged brick piers.
9. Conditions of consent are recommended requiring consultation with the City and Design Integrity Panel to review the construction design and materiality of the Shed, eastern boundary wall and design of the arches prior to the issue of any Construction Certificate. City staff will provide draft conditions on request.

Wind Impacts

10. The maintains its concerns regarding wind impacts from the proposed development and the cumulative impacts from all towers within the Western Gateway.
11. City staff note that the proposed wind mitigation measures in the 'Day 1' scenario will create **unsafe** wind conditions in Railway Square. The Day 2 and 3 scenarios create additional unsafe wind conditions within Henry Deane Plaza and the public domain. The design must be amended such that wind speeds do not exceed the safety criteria and endanger the public.
12. The proposed wind mitigation measures on the bleachers and to the pavilion over the OSD connection (see page 18 of the wind report) are excessive, do not achieve design excellence and are contrary to the draft Western Gateway Design Guide. The applicant's wind report burdens Blocks B and C with resolving uncomfortable and unsafe wind conditions, rather than addressing these issues holistically. The applicant must resolve these issues with their neighbours prior to determination.

Noise

13. The City maintains its recommendation for naturally ventilated spaces within the hostel to comply with the City's [draft Alternative natural ventilation of apartments in noisy environments performance pathway guideline](#).
14. We request that the Demolition and Construction Noise and Vibration Management Plan be prepared in consultation with City staff prior to the issue of any Construction Certificate.

Tree Management

15. City staff maintain our suggestions regarding the provision of trees throughout the public domain to mitigate urban heat island and contribute to the visual amenity of the precinct. The wind report recommends a row of trees within the upper link zone to mitigate wind impacts. The City reinforces its preference for a row of trees to be provided, similar to what has been achieved at the boardwalk at Barangaroo.
16. The City's previous suggestion was for additional tree planting on the ramp between Lee Street and the subject site. Sufficient space is provided to achieve this and should be conditioned accordingly.
17. Conditions of consent are recommended requiring consultation with the City prior to the issue of any Construction Certificate regarding the provision and infrastructure to support tree planting. City staff will provide draft conditions on request.

Landscaping

18. The City strongly supports the aspirations of the developer to provide a high-quality landscaped environment throughout the public domain and within the tower and reaffirms the previous recommendations made.
19. Conditions of consent are recommended requiring further landscape details within the public domain and the tower to ensure their success. City staff will provide draft conditions on request.

Public Domain and Water Sensitive Urban Design

20. City staff will review the MUSIC Link report submitted with the RtS. Conditions of consent can be recommended regarding protecting and aligning with the public domain on request.

Should you wish to speak with a Council officer about the above, please contact David Zabell, Senior Planner, on 9265 9333 or at dzabell1@cityofsydney.nsw.gov.au

Yours sincerely,



Graham Jahn AM LFRAIA Hon FPIA
Director
 City Planning | Development | Transport