



25 February 2022

Your Ref: SSD 6964 MOD 4, SSD 6965 MOD 5 & SSD 8892218 MOD 1
Our Ref: R/2016/35/G, R/2020/13/D & R/2015/36/G
File No: 2022/075983

Jennie Yuan
Planning Officer – Key Sites Assessment
Department of Planning and Environment

Via Planning Portal

Dear Jennie

Advice on Response to Submissions– Barangaroo South – Building R4A – SSD 6964 MOD 4 and Building R4B – SSD 6965 MOD 5 and SSD 8892218 MOD 1

Thank you for your correspondence dated 21 December 2021 inviting the City of Sydney Council (“the City”) to provide comments on the response to submissions (RtS) in regard to the proposed design modifications to Buildings R4A and R4B located within Barangaroo South.

The City has reviewed the submitted RtS responses to each application and note the comments submitted in regard to the driveway width increase as proposed under applications SSD 6965 and SSD 8892218. The RtS notes the driveway is proposed to be widened a further 0.7m to a total width of 10.3m, significantly wider than the recommended 4m driveway width as per Section 3.11.11 of the Sydney Development Control Plan 2012.

The RtS suggests the proposed amendment is to reduce the risk of vehicle impacts with the driveway wall cladding noting the width will enhance safety and operation of the driveway. The widening of the driveway, however, departs further from the objectives of the DCP recommendations to reduce driveway widths as much as possible to prioritise pedestrian and cyclist safety and amenity. Reconsideration should be given to this aspect of the proposal.

The City also notes submitted RtS response to application SSD 6964 relating to Building R4A in regard to the proposed removal of two trees adjacent to the ground floor commercial tenancy fronting Hickson Park. The submitted RtS notes that the two approved trees adjacent to the ground floor tenancy sightlines to the entrances of Building R4A and general navigation and wayfinding through the site and impede view corridors along the Strada between buildings R4A and R4B.

The City maintains that any removal of future canopy coverage should be reconsidered as the benefits of additional canopy to pedestrian amenity outweigh potential view impacts, particularly in relation to wind protection and shading in addition to general heat mitigation. Impacts on sightlines, navigation and general view corridors are considered

negligible, particularly as other trees are approved for planting at the southern end of the Strada and adjacent to other commercial tenancies.

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

Yours sincerely,



Andrew Rees
Area Planning Manager, Major Projects