

19 September 2022

Lucinda Craig
Planning Officer
NSW Department of Planning and Environment

Our ref: R/2019/20/G

Your ref: SSD 10384 MOD 2

Subject: SSD 10384 MOD 2 - Sirius Redevelopment Design Changes - Advice on Modification

Dear Lucinda,

Thank you for your correspondence dated 1 September 2022 inviting the City of Sydney Council (the City) to comment on the proposed modifications to the Sirius redevelopment. The City has reviewed the proposed modification and notes consent is sought for various internal and external design amendments to apartments, common areas, basement areas and landscaped courtyards.

Overall, the City does not raise an objection to the proposed amendments. The following comments are provided for your consideration.

Window modifications

It is noted that the proportions of the windows change from being vertically arranged due to the distribution of mullions to horizontally proportion due to the 2 operable windows either side of a picture window. The more vertically proportioned windows within the opening is truer to the original building. All windows to habitable rooms are to demonstrate that the effective openable area is 5% of there area served in accordance with the ADG Section 4B1 - Natural ventilation and the definition of Effective Openable Area (EOA) in the glossary of the ADG.

It is also noted that some of the windows to bathrooms open inwards. This allows water into the apartment and although bathrooms are designed as wet areas, this is not ideal.

Removal of balustrades

The submitted Heritage Impact Statement recommends that prior to the removal of the balustrades, a heritage architect is engaged to prepare a measured archival drawing of one of the metal balustrades and prepare a photographic archival recording of a selection of representative examples, in order to retain evidence of this original building element. This recommendation is supported and should be made a condition of the approval of the modification.

Landscape modifications

There are changes throughout the design including a minor reduction in deep soil, new communal pool and deck on level 5-7, changes to pool shapes and location and size of green roofs. On balance there appears to be the same quantum of landscaping proposed and the landscape amendments are supported.

There are however, landscape elements shown on the architect renders (Appendix C Architect renders) that are not allowed for in the landscape plans including:

1. Greening to the facade over Cumberland St carpark entry on Level 5-7 appears to be growing out of concrete
2. Greening to the tower on the north and southern elevations, public through site link and facade edges on various levels

Clarification is sought as to whether these greening elements highlighted on the architect renders are intended and, if these landscaping elements are proposed, the architect and landscape design must make allowance for planters with adequate soil depth, climbing frames to facades. In addition, greening to facades will require maintenance access. It is requested that a preliminary maintenance strategy is prepared to confirm how all landscape elements will be safely accessed for maintenance post-construction contract.

Please contact Marie Burge on 02 9288 5850 or by email at mburge@cityofsydney.nsw.gov.au if you need to discuss your request.



Nicola Reeve
Area Planning Manager