

16th June 2021

Antony Witherdin
 Director – Key Sites Assessment – DPIE
 City of Sydney
 456 Kent Street, Sydney
 NSW 2000

City of Sydney Review Response: Northern Precinct - Waterloo Metro Quarter

Dear Antony,

It is understood that after submission of the planning documents for the Waterloo Metro Quarter Development, further commentary has been provided on the submission. The comments received are noted below, with commentary in response discussed in this letter.

Yours sincerely



Kate Luckraft
 Studio Director

Wind	
4	<p>The wind report notes significant improvements to pedestrian amenity and that development can generally comply with comfort and safety criteria of the Waterloo Metro Quarter Design and Amenity Guidelines. However, this relies on the success of extensive tree canopy coverage throughout the site and as such it is imperative that minimum soil volumes and depths are provided for each tree type.</p> <p>Noted - the wind report has informed the position of tree planting at key locations to ensure a safe pedestrian environment is provided. All tree planting in these locations will be on grade with access to deep soil area giving the trees access to sufficient soil volume. Tree positions and rootballs have been coordinated with below ground services to ensure trees successfully reach full maturity, height and canopy width.</p>

Landscaping		
17	<p>As previously stated, the development relies heavily on the success of tree planting to mitigate wind impacts caused by the buildings. It is imperative that all the recommendations of the wind report are incorporated into the conditions of consent.</p>	<p>Noted – Wind report recommendations have been incorporated. Please refer to response 4.</p>
18	<p>Section D on landscape drawing WMQ-BLD1-ASP-LS-DRG-DA-301 indicates that substantial soil mounding is relied upon to achieve the required soil depth for trees. Mounding of this extent is not supported, and it is recommended that the wall height be increased to these planters, limiting mounding to 300mm maximum.</p>	<p>Noted – The design of this space has been updated and no longer requires mounding to achieve the required soil depth. As per the <i>Landscape Code Vol 2 – Planting on Structure</i> – we will provide a minimum 900mm of soil depth as part of a large continuous planter for small trees 4-6m in height. Refer to updated section for design intent.</p>