

18 February 2022

2210664

Anthony Witherdin
Director, Key Sites
Department of Planning, Industry and Environment
12 Darcy Street
Parramatta NSW 2150

Attention: Jennie Yuan, Planning Officer

Dear Jennie,

RESPONSE TO SUBMISSIONS – BUILDING R4A SSD 6964 MOD 4

1.0 Introduction

This response to submissions letter has been prepared following the public exhibition of a Section 4.55(1A) modification application for Residential Building R4A, Barangaroo (SSD 6964 MOD 4). This modification seeks approval for internal and external design changes and administrative amendments to conditions. The modification application is supported by concurrent modification applications to the adjacent Residential Building R4B (SSD 6965 and SSD 8892218).

A summary of the modification applications (both R4A and R4B) is provided below:

- Strada transfer from Building R4A to Building R4B.
- Revised car park entrance of Building R4B.
- Minor ground floor entrance reconfiguration of both buildings.
- Internal reconfiguration of services, storerooms and access arrangement of Building R4B.
- Internal reconfiguration of apartment layouts.
- Revision to signage zones.
- Deletion of conditions relating to obstacle lighting.
- Removal of two trees in the ground plane public domain area adjacent to R4A.

Only one submission was received from the City of Sydney Council (Council) during the public exhibition of the modification applications. Council did not raise objection to any of the modifications, however, sought clarification to several of the design changes and questioned the need for the removal of two trees outside the entrance to Building R4A.

The queries raised by Council in relation to Building R4B are addressed under a separate Response to Submissions document.

A detailed response to the matters raised by the City of Sydney in relation to Building R4A is therefore provided below, and is supported by the following:

- Revised Design Report prepared by Renzo Piano Building Workshop (**Attachment A**).
- Landscape Reference Diagrams prepared by McGregor Coxall (**Attachment B**).

2.0 Response to Submissions

Issue

Council raised the following query relating to the removal of two trees at Hickson Park entrance to R4A.

The City questions the need for the removal of the two trees when considering the long-term impacts of the trees on sightlines to Hickson Park. Although it is acknowledged that there is significant planting approved in Hickson Park, any removal of future canopy coverage should be avoided as the benefits of additional canopy to pedestrian amenity outweigh potential impacts, particularly in relation to wind protection and shading in addition to general heat mitigation. As the trees mature, it is unlikely that pedestrian sightlines would be significantly impacted, and reconsideration should be given to maintaining the trees as approved.

Response

The two trees at an entrance to Building R4A were first approved in 2017, prior to the broader Barangaroo South Public Domain DA (SSD 7944) being finalised and approved. The final design of the Barangaroo South Public Domain provided for a extensive tree planting in a tree belt along Hickson Park (approximately 53 trees), the actual Hickson Park (12 trees), the adjoining streets and the public domain entry points to Hickson Park. The Public Domain design approved and now largely implemented under SSD 7944 results in a significant number of trees across Barangaroo South. The extent of the tree planting approved under SSD 7944 is shown in **Figure 1**.



Figure 1 Approved tree planting as per the Public Domain SSD 7944 (refer to Attachment B for clarity)

Source: McGregor Coxall

The tree belt approved under SSD 7944 frames the substantial areas of paved public open space around the base of the residential buildings, providing a division to Hickson Park. As part of design development, it has become clear that the two trees approved under the Building R4A development consent are not consistent with this strategy of tree planting, and instead congest the sightlines to the entrances of Building R4A and general navigation and wayfinding through the site. The preference is to keep the public spaces near the building entrances clear and easy to navigate. Further to this, the two trees are also concerning for their potential to generally impede sightlines from the Strada between Building R4A and R4B through to Hickson Park. Therefore, as these trees are inconsistent with the Public Domain DA planting strategy and inhibit visibility around the bases of the towers, it is proposed to remove these trees.

The isolated location and visual impediment around the base of the towers caused by the trees proposed to be removed is shown in **Figure 2**. Refer to **Attachment B** for clarity.



Figure 2 Elevation showing the impact of the tree removal when viewed from Hickson Park

Source: McGregor Coxall

The tree belt to Hickson Park provides significant tree planting with soil zones and clear space to support developed trees in height and canopy. The planting of trees in this manner will also assist with wind mitigation for the broader Hickson Park and public domain areas. The two trees proposed to be removed will have a restricted canopy in this location due to limited soil depth, and are expected to have a limited contribution to wind mitigation as per the revised Design Report at **Attachment A** and the Wind Engineering Letter prepared by Windtech submitted with the modification application. In addition, the substantial tree planting within the three belt will provide shade to the public domain areas. As such, their removal is both appropriate and reasonable in the context of the planting strategy adopted more holistically across Barangaroo South, and noting the significant number of trees delivered via SSD 7944, the environmental impacts of their removal are not considered significant.

3.0 Summary

The assessment provided in this response to submissions letter demonstrates that all matters raised in the submission from Council has been appropriately responded to, and that the modification application will not result in any negative environmental impacts.

We trust that this information is sufficient to enable the determination of the proposed modification application.

Yours sincerely,

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