

09/09/2022

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Lucinda Craig  
Planning Officer - Planning and Assessment  
Department of Planning and Environment

Dear Lucinda

**Response to City of Sydney Comments (Landscape Architecture) on behalf of Wee Hur (Australia)  
Pte Ltd - 104-116 Regent Street, Redfern - Student Accommodation (SSD-12618001)**

We thank the City of Sydney for their comments and have reviewed the information as submitted for the above development. We offer the following responses as outlined below and are available to discuss any issues arising from these responses.

**Urban Design**

**Wind Impacts**

- Additionally, locations 4 and 5 within the through-site link are indicated as seating areas on the landscape plan. Therefore, further landscape mitigation measures are recommended to be implemented to achieve the required 4m/s wind criteria for sitting prescribed by Sydney DCP 2012.

**Response**

- *We note that these works are currently outside of the project boundary and will be addressed in the upcoming DA modification*

**Landscaping and Tree Existing trees, urban canopy and wind**

- The street tree located on Regent Street is now nominated for retention. However, the proposed awning will impact on the tree canopy. Any design elements, such as awnings, street furniture and footpath upgrades within the public domain must ensure appropriate setbacks are provided from existing street trees to allow maturity of the trees to be achieved.

**Response**

- *The conflict between the building awning and the existing tree will be dealt with as part of the public domain approvals process under the DA conditions*
- The Landscape Plans, prepared by RPS, propose four street trees on Margaret Street and four trees along William Lane or through-site link. However, one street tree in Margaret Street and the through-site link were approved under SSD 9194 for 13-23 Gibbons Street and are outside of the site boundary for this site. New street trees in Margaret Street will be on public land and therefore, do not contribute to the City's requirement of 15% canopy coverage within 10 years of completion. It is recommended that all trees planted within the public domain including the through-site link are in accordance with City of Sydney Street Tree Masterplan and Tree Management Policy. The landscape design must be coordinated with adjacent sites.

Response

- *We note that the project area is located within the Redfern West Precinct as identified in the City of Sydney Street Tree Masterplan document – Precinct Plans 2011 (Updated 2015)*
- *An additional 4 trees (in rhomboid shaped planters at the intersections of paving type) and supporting strata vault have been included in the design and within the project boundary.*
- *The trees are proposed to be 400L Tristaniopsis laurina with a clear trunk height of minimum 2.5m on installation to allow for circulation. These trees are in the COS typical acceptable species list. Our team will ensure that the trees have consistent size and form at installation.*
- *The outer extents of the strata vault have been manipulated to avoid major services and guide roots away from critical infrastructure while providing optimum conditions for root growth and consistent / even canopy growth.*
- *The total surface area of strata vault proposed will be approx. 100m<sup>2</sup> and total volume at 1.5m deep across the area (for a total of 9 medium sized trees in and out of the public domain) is approx. 150m<sup>3</sup>.*
- *We have calculated an outcome on site equivalent to a total canopy coverage of 23.50% across all levels of the project. This excludes trees within the public domain at the through-link and the 5no. trees at the kerb on Margaret Street. If full growth is achieved, we have estimated a total canopy area of 160m<sup>2</sup> for the 4 new trees proposed in Margaret Street, or approximately 11% of the total site area*
- Trees on the Level 2 communal terrace include 31 small sized trees in integral and GRC planters. These trees are located at close centres ranging from 1.8 to 2.8m spacings. The updated wind report notes that wind tunnel testing found several points on the Level 2 and 16 communal open space areas with predicted 5% exceedance levels for standing. To meet the wind report mitigation recommendations and to achieve the Sydney DCP 2012 standing criterion, extensive tree planting is proposed at close centres in raised GRC planters is recommended. However, Level 2 trees in GRC planters are located to maintenance access areas only. The planters are at 1.8m centres in planters with 3.61 cubic metres of soil volume, which is significantly less than the minimum 9 cubic metre per small sized tree required by the City's Landscape Code. These trees are 1.2m from the façade edge and will suffer from crown suppression and unlikely to reach maturity required for urban canopy targets.

Response

*In order to achieve the best possible vegetated outcome on site we have:*

- *Subject to budget reviewed the unit GRC planter dimensions with a view to encourage overlapping root zones and achieve a greater m<sup>3</sup> per tree*
- *Ensured no net loss of trees as a result of the architectural changes to level 1*
- *We note that a good percentage of the seated areas provided for users on level 16 are under pergola and therefore will be protected. The design team will also consider further shelter units to the proposed seating areas on level 2. This can include a vegetative or solid screen element to the rear and side of the shelter to afford further protection for the user.*
- *Ensured that the wider planter to the east (maintenance path) is located to the outer edge to enable maximum canopy development. Trees specified include tall and narrow Elaeocarpus to these areas and will provide a natural wind break*
- *Maximised soil volume for trees adjacent to the new internal study location to the west*
- Level 16 includes 10 trees at close centres located in a central integral planter 700mm high that rely on mounding to achieve minimum 1m depth required for tree planting. There are perimeter GRC planters with shrubs. No planting plans have been submitted, only a plant schedule. A reliance on living evergreen trees to mitigate wind on upper levels of a building is problematic if the trees fail. The design is a poor outcome and not supported from a landscape perspective.

Response

- *The central landscaped planter is intended to provide screening and shelter for users to the seating nooks and benches and the planter will contain planting of sufficient mature stock to provide instant impact and stability under most conditions and the trees are to be anchored both below and above ground*
- *We will look at the option to increase the planter height to improve the volume of soil without mounding*
- *More detail will be provided relating to planting species*
- *The design includes a deck area for functions / events and again protected by the planter and vegetation.*
- *We will redesign the perimeter planter to include a solid hedge with mature plants (25L) and additional larger shrubs at intervals. These will be protected by the perimeter architectural screening.*

### **Facade Greening**

- The proposed facade screen is designed for wind protection and includes fragmented small planters integrated into the podium screen in gaps to the brick facade crisscross pattern. The plants appear to be growing out of thin triangular concrete shape with inadequate soil depth, no allowance for drainage and irrigation to support a successful green facade. To this effect, the City recommends that the planters on the facade screen be deleted.

### **Response**

- *We confirm that the planters to the façade screen have been deleted. Planting in planters to the rear of the screen will be visible through the architectural façade. These planters afford safe access for maintenance from the terraces.*
- The landscape plans show a coloured concept planter elevation and plant species with notes for an 800mm wide x 650mm deep GRC planter behind brick facade. No planter detail has been provided. However, as proposed, there will be 5 soil media at the planter centre point only. At the edges, there will be no soil depth and it is not feasible. Maintenance is proposed within the building, or for areas not on Level 2, on Regent Street from the public domain using a cherry picker. The latter option is not a certainty as a separate permit would be required.

### **Response**

- *Refer comment above. Triangular planters to the façade have been removed*

### **Communal Open Space**

- The Level 2 podium terrace is located at the base of the tower with communal outdoor areas to the east, south, and west of the tower with tree perimeter planters and amenity limited to a BBQ, seating areas and a small canopy to a portion on the western edge. The majority of usable communal spaces are to the west and south edges of the tower with remaining areas on the west and eastern sides of the tower nominated for maintenance access only to mechanical plant on the northern edges. Lightwells on the southern edge in gravel are separated from the path by a steep edge, meaning people could access this space which is not an acceptable landscape outcome.

### **Response**

- *The architects propose a glass fence with fixing to base and to planters each side to prevent access by the public to the skylights*
- The RTS does not clarify the typical edge conditions, parapet edge and balustrade locations ensuring all planting is safely and easily accessible from within the roof terraces. The City recommends that the communal open spaces on Level 2 and 16 be redesigned and rationalised to ensure all tree planting is located in 1m deep planters that provide compliant soil volume, drainage and mulch layers, revise seating to ensure all wall mounted seats do not impact on garden beds, replace a range of furniture designed for all users, and provides usable outdoor spaces designed for wind sitting and dining criterion.

**Our ref: Response to COS PR149106 060922**

Response

- *All perimeter planters are now minimum 1m high x min 1m width. Please refer to the architectural drawings / elevations which show full height balustrades and façade treatments to all terraces. Sufficient drainage will be provided to each planter in accordance with (and refer to) the hydraulic engineers drawings. The spaces have been designed to provide comfortable, sheltered and protected areas internally and with critical circulation addressed. The area outside the study has been adjusted to accommodate architectural changes while maximising soil depth.*

Please do not hesitate to contact me on 0426 395344 if there are any questions on the responses above.

Yours sincerely

A handwritten signature in black ink, appearing to read 'SM Holmes'.

Steven Michael Holmes

Principal (Landscape Architect)

RLA