



The Royal
BOTANIC GARDENS
& Domain Trust

30 January 2023

Mr Russell Hand
Principal Planning Officer
Industry Key Sites
Department of Planning and Environment

Lodgement via Major Project Portal

Dear Mr Hand,

Hunter Street East Over Station Development SSD-46246713

I refer to the above State Significant Development (SSD), which has been referred to the Royal Botanic Gardens and Domain Trust (Trust) as part of the public exhibition process. In addition to the SSD application, the Trust acknowledges that the Hunter Street Planning Proposal - reference X089148.008, is being exhibited concurrently by the City of Sydney, seeking approval to amend the planning controls for the above site.

As a significant landowner directly adjacent to the subject site, the Trust has a particular interest in the redevelopment of this land and its potential impact on the Garden. We welcome, therefore, the opportunity to comment on the proposal.

The importance of the Royal Botanic Gardens (RBG) and Domain

In considering the potential impacts of the proposed development on the open spaces of the Garden and Domain, it is important to understand the nature of the site – what it is and how it is used.

The RBG and the Domain is one of Sydney's earliest and most significant public spaces, which has been at the centre of botanical collection and research in Australia over the last 200 years. It is of exceptional national heritage significance, historically and aesthetically, because of the outstanding living and preserved collections which are notable for their rarity, diversity, size and scientific value, forming part of the Governors' Domain and Civic Precinct.

Potential impacts of the proposed Development

In the context of the above, there are three (3) potential impacts on and surrounding the site, which is of particular concern to the Trust:

Sun Access Planes

- We acknowledged the need for future growth within the city and expansion of commercial infrastructure. However, the potential impact of the proposed 84,223m² office space translating to approximately 58 storeys, will require careful consideration of the design elements as the proposed design illustrates some overshadowing. Equally important, is the significant impact of the loss of sunlight which can have detrimental effects on the health and appearance of gardens, botanical displays and individual specimens.
- Adopting a consistent and rigorous process to ensure design quality is established and conformity with the Domain Sun Access Planes provision is essential to maintain the visual integrity of the existing built form and protection of Trust land.



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BOTANIC GARDEN
Mount Tomah



- Meeting compliance with the sun access plane restriction as a condition of approval will ensure that the current (and any future) developments do not impact on the open space of the RBG and Domain through a series of minor incursions which may result in a cumulative future detrimental impact.

Reflectivity

- All development must utilise appropriate materials to avoid potential environmental impacts on a variety of scales, given the increasing heat island effect in our city. The negative impact of rising heat and reflective glare from building facades will have an adverse effect on our living collection, scientific research and open green space.
 - The continuing implementation of sustainable building materials and the improvement of building guidelines will reduce thermal glare, reflectivity and impacts on the surrounding amenities and Trust land.
 - Ensuring suitable materials and placement on the façade to mitigate the impact of reflectivity onto the open spaces of the RBG and Domain should be set as a condition of approval

Surrounding Precincts

- The likely impact that the structure may have on the surrounding precinct in terms of service vehicle access needs to be considered in conjunction with the City of Sydney proposed Hunter Street Planning Proposal - reference X089148.008. In addition, the two proposals need to be considered in terms of traffic management should the concepts for the Macquarie Street Est Precinct be developed further resulting in traffic coming off Sir John Young Crescent and into Hunter Street should the ability to utilise Macquarie Street in its current form be curtailed
 - Ongoing consultation and collaboration with the Macquarie Street East Public Domain Group will achieve a positive outcome to support the community, Trust land and associated precincts beyond the immediate works being addressed through this SSD and the City's Hunter Street Planning Proposal.
 - As the Trust will also be submitting a response to the City's Hunter Street Planning proposal this response will need to be read in conjunction with our separate letter, a copy of which will be supplied to the Department once submitted

The Trust looks forward to the ongoing development of the subject site and is available for discussion should any matters require further clarification prior to finalisation.

Should you have any further enquiries regarding this matter, please contact our Planning Project Manager, Louise Farley, on telephone 4634 7957 or via email at louise.farley@botanicgardens.nsw.gov.au.

Yours Sincerely



George Salouros
Director, Asset Management, Planning and Projects
Royal Botanic Gardens and Domain Trust

