

8 February 2017

WANDA ONE SYDNEY PTY LTD  
C/- Urbis Pty Ltd  
Darling Park - Tower 2  
Level 23 201 Sussex St  
SYDNEY NSW 2000

Attention: Ashleigh Ryan  
Email: Aryan@urbis.com.au

**DEVELOPMENT APPLICATION FOR 1 ALFRED STREET, SYDNEY NSW 2000**  
**DA NUMBER D/2016/1529**

---

Dear Ashleigh,

I refer to your development application for the above address and the Alternative Public Domain Options that were submitted for the City's consideration on 29 November 2016. The two options differ to the submitted DA drawings (D/2015/1529) in the following respects:

**Both Options 4 and 5 include:**

- Paving pattern is more reflective of the tower architecture and similar to the winning competition scheme;
- Tower B water feature extended away from the building and is identified as a potential location for public art;
- Planting beds along the northern frontage (Herald Square);
- Proposed moveable seating;
- Five (5) flagpoles are proposed on Pitt Street; and
- Bollards delineate the northern vehicular entry.

**Option 4 specifically includes:**

- Small in-situ seating blocks are sited along the edge of the central garden beds in the through site link;
- Evergreen Trees are planted within a 2m wide flush planting bed with low shade tolerant groundcover species. The proposed tree species is *Hymenosporum flavum*;
- Street Tree in Pitt Street shown as *Livistona australis*.

**Option 5 specifically includes:**

- No fixed furniture is proposed in the through site link;
- No understorey planting is proposed in through site link;
- Deciduous trees are proposed in the continuous paving. The proposed species is *Ulmus parvifolia*; and
- The proposed street tree species in Pitt Street is *Platanus x acerifolia*.

City Staff have reviewed the documentation and comments are provided below.

**Paving**

- The proposed chequered paving is inconsistent with the desired future character of the locality and is not supported. It is recommended that a palette consistent with the city's standard public domain paving be adopted.

### **Through site link**

- Option 5, which incorporates trees in the ground with no fixed furniture, is preferred. Please note that the City removed *Hymenosporum flavum* from the Street Tree Master Plan in 2011 as they were found to be variable/unreliable in their performance. Accordingly, the use of this species is not supported.
- The preference is for trees in the through site link to be set at ground level in paving within an expansive tree pit with a sufficient width and volume to allow for additional root spread, particularly as the proposed drainage line will cut across the tree canopy drip line. Structural soils are to be utilised as per the detail in the Street Tree Masterplan, and the tree pits are to be linked and expanded to the west. In addition, the tree planting should extend further northwards to connect the through site link with Herald Square.
- Fixed seating within the through site link is not supported.

### **Porte cochere**

- Bollards are shown in both options at the northern end of the porte cochere. Alternatives should be explored for delineating the driveway on private land to eliminate or minimise the use of bollards. If utilised, bollards must not extend beyond the boundary line across the pedestrian footway.
- It is recommended that the proposed steps on the site boundary are set back to allow for tactile indicators and handrails as per Australian Standards. These elements are not to protrude onto the public domain.
- Swept path analysis is required for all vehicle types, taking into consideration the junction of Reiby Place and Pitt Street and any future design.

### **Planting areas on Pitt Street**

- Option 5 shows two new *Platanus acerifolia* trees to match the existing trees. This is inconsistent with the Street Tree Masterplan and is not supported. The street trees are to be *Livistona australis*.
- Flagpoles are not supported in the garden bed at the south-eastern corner of the building. Earlier schemes indicated a large tree planted in this garden bed, which was considered to be a very positive element of the design. While it is acknowledged that the Sydney DCP 2012 does not apply, flags are otherwise prohibited as forms of signage. It is recommended that they be deleted from the plans. It is also recommended that any trees planted in this area be set at ground level instead of within a raised bed.
- The proposed landscape strip either side of the steps is very narrow and there is concern that this may not be sufficient to support planting long term.

### **Water feature**

- The water feature should move back so that its eastern edge is in line with the eastern building line. As it is shown in both options it protrudes into the footway and creates a pinch point between pedestrian and vehicular movement.
- Consideration may be given to designing the water feature so that it can be further developed in the future in collaboration with the artist commissioned to provide public artwork. This is a suggestion, rather than a specific request, and it should not be inferred that the City has a preference for this location for the provision of any future public art on this site.
- The suitability of this location for a water feature should be demonstrated in the Wind Report.

### **Seating area on the northern side of the building**

- The introduction of outdoor seating in this area in both options is a positive activation of the public domain and is supported. Notwithstanding this, the planter beds proposed in both options do not relate well to the geometry of Herald Square or the existing Herald Square water feature. They also limit views and permeability into and out of the through-site link.

- From the information provided, it appears that the levels could be resolved without the need for planter beds if a small number of steps were introduced at the north-eastern corner near the water feature (refer to the rough provided at Attachment A). It is recommended that the design team test this option, as eliminating the need for planter beds would be a greatly improved public domain outcome and would achieve a more open and accessible outdoor seating area.
- The suitability of this location for outdoor dining should be demonstrated in the Wind Report.
- The palette of materials for outdoor furniture in this location, and elsewhere on the subject site, should be consistent with other developments, existing, approved, and proposed, that have frontages to Alfred Street.

#### **Levels**

- Evidence should be provided to demonstrate that the proposed levels and flooding levels are suitable in the context of the entire precinct in its future developed state. It is recommended that adjoining landowners are consulted in this regard.

#### **Staging of works**

- The works to the through site link and Rugby Place are to consider the future works by Lend Lease particularly at the rear of Jacksons and Rugby Place. It is recommended that a Public Domain Staging Plan be prepared to demonstrate the anticipated sequence of completion and how that relates to the delivery of the buildings on the site. The staged plan will also allow adjoining property owners to co-ordinate their public domain works.

As previously arranged, City staff will be available to discuss the issues raised above at Town Hall House at 1.00pm on Tuesday, 14 February 2017. However, if you have any queries in the meantime, the Council officer dealing with this application is **Christopher Ashworth, available on ph. 02 9246 7757, or by email at [cashworth@cityofsydney.nsw.gov.au](mailto:cashworth@cityofsydney.nsw.gov.au)**. Please contact this officer if further information is required.

Yours faithfully,



**CHRISTOPHER CORRADI**  
Area Planning Manager