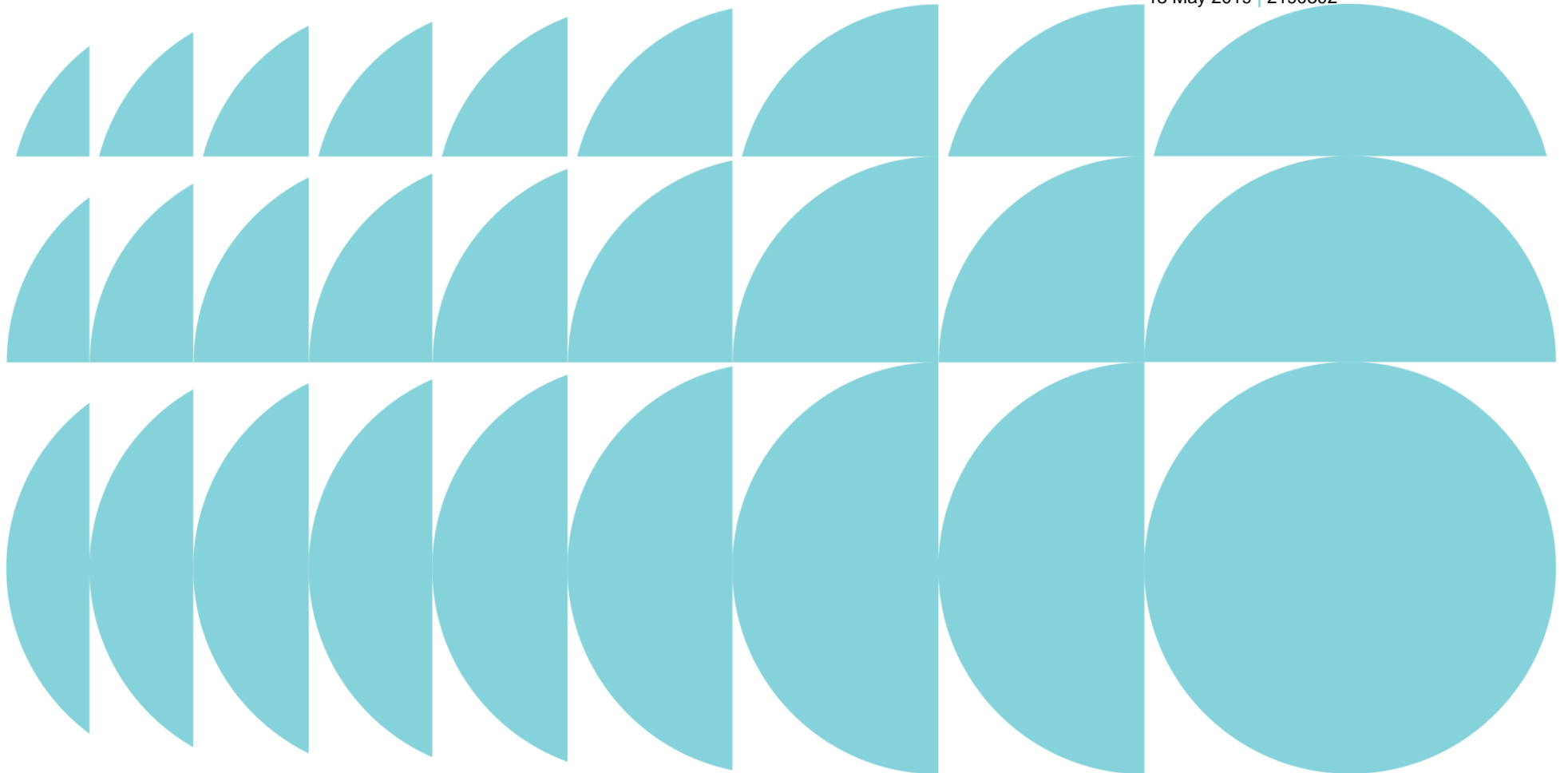


Response to Submissions

Building R5
One Sydney Harbour

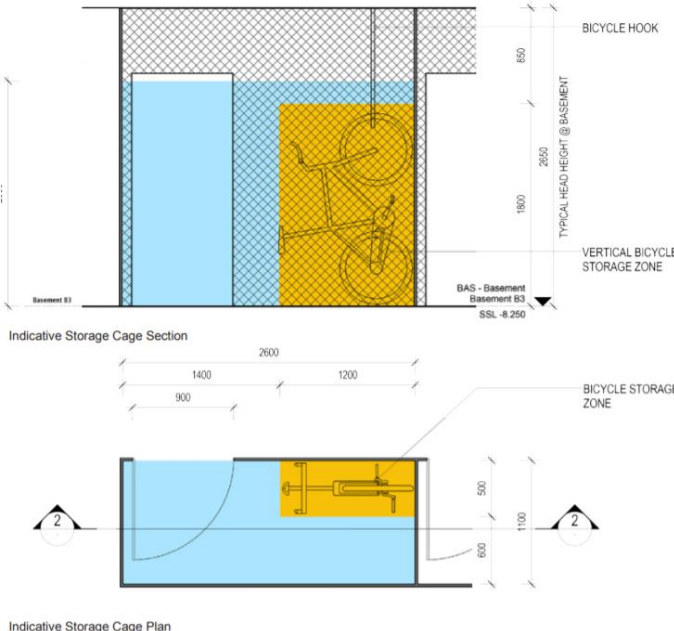
Submitted to Department of Planning and
Environment
On behalf of Lendlease (Millers Point) Pty Ltd

13 May 2019 | 2190302



Comments Received		Response
Department of Planning and Environment		
1.0	Key Worker Housing Confirm the amount of Key Worker Housing (KWH) to be provided is compliant with the Barangaroo Concept Plan (as modified). Condition B11 of the Concept Plan states KWH for Barangaroo South shall be provided in accordance with Statement of Commitment 34 and comprise at least 2.3% of residential GFA onsite within Barangaroo South. The EIS stated this equates to 3,355m ² however the RtS states 3,301m ² is now proposed.	2.3% of residential GFA at Barangaroo South is provided as Key Worker Housing through the provision of a total of 3,301m ² of GFA dedicated to KWH in Building R5. The total approved residential GFA (as modified) at Barangaroo South is 143,443m ² , 2.3% of which is 3,299m ² . Refer to Section 2.1.2 of the covering RTS report.
1.1	Key Worker Housing Give consideration to the provision of 3-bedroom KWH apartments	KWH apartments have been incorporated into the design in consultation with community housing providers (CHPs). Correspondence from a CHP confirms that the proposed dwelling mix is suitable and that the provision of 3-bedroom KWH dwellings in this location is not required. If required, modifications may be made in the future to suit the selected CHPs requirements.
1.2	Key Worker Housing Provide further information about the proposed management and tenure of the KWH	KWH will be managed by a CHP, who will be selected through an independently administered Expression of Interest (EOI). Each CHP has unique operational procedures for managing properties and selecting tenants, and this variation in operation procedures would be resolved through the EOI.
1.3	Key Worker Housing Give further consideration to the integration of KWH within the development, including the separation of communal open space, and entry and lift access	Correspondence from CHP confirms that the proposed design is preferred, as it enables ease of management and maintenance. Whilst dedicated access and communal spaces have been provided for on-on-market housing and KWH, the design of the building deliberately integrates these two housing types within the same building. A single architectural style has been adopted for the entire building, meaning that on-market and KWH will not be distinguishable.
1.4	Key Worker Housing Provide justification for the non-provision of car parking for KWH	Correspondence from a CHP confirms that not providing car parking is preferred, as it reduces both costs to the residents and costs to the CHP. Further to this, future residents of Barangaroo South will have access to a range of superior public transport options and car share options within 500m of the site as an alternative to private car use. The car parking rate set by the Concept Plan is a maximum rate, and therefore a reduction in the number of spaces provided is permissible.
2.0	Overall Unit Amenity Revise the ADG spreadsheet at Appendix D to indicate the consistency of each aspect with the requirements	The ADG compliance table has been revised to clearly indicate compliance with the recommended design criteria.
2.1	Overall Unit Amenity Provide an overall assessment of each unit against the criteria of the ADG, in order to determine how each unit type responds to a combination of the key criteria to ensure all proposed unit types achieve an overall acceptable level of amenity.	The ADG compliance table has been revised to clearly indicate compliance with the recommended design criteria, and is now accompanied by a compliance assessment for each unit type (Refer to Appendix D). As illustrated by the high level of compliance, each unit benefits from a high level of amenity. Specifically, the design has been refined as part of this RTS to increase the width of some living areas. Compliance with the ADG is discussed at Section 2.2 of the covering RTS report.

Comments Received		Response
2.2	Apartment mix Provide further justification for the proposed amendments to apartment mix	The proposed dwelling mix has been determined to ensure there is a variety of dwelling types across the One Sydney Harbour development and in response to changing housing on-market conditions. Specifically: <ul style="list-style-type: none"> A higher proportion of 1 and 2 bedroom apartments are provided in Building R5 to provide an alternative to the larger 1, 2 and 3 bedroom apartments in Buildings R4A and R4B. This variation is to respond to on-market preferences for smaller dwellings. The proposed dwelling mix and apartment design will provide a greater diversity of apartment prices, providing a contrast to the larger apartments provided in Buildings R4A and R4B.
2.3	Apartment size and layout Provide justification for the proposed study rooms that do not have external windows or reconfigure the layout of those apartments	Apartment type UA5-05 has been reconfigured into an open plan room, as illustrated at Section 2.2 of the covering RTS report.
2.4	Universal Design Confirm the proposal is consistent with the requirements for universal design	The proposed development is capable of complying with the requirements for universal design.
2.5	Solar access Confirm adequate consideration has been given in the Solar and Daylight Access Study to all proposed floorplates of the development	Solar access modelling has been completed by Lendlease Applied Insight for all proposed floorplates. The methodology assesses solar access at 15 minute increments between 9am and 3pm on the winter solstice and analyses each typical floorplate. This modelling confirms that the recommended design criteria for solar access is achieved for the development.
2.6	Communal Open Space Quantify the extent of the solar access provided to the KWH communal open space, (i.e. duration and area in m2). This shall include a breakdown of the recommended two hours of solar access on the winter solstice into 15-minute intervals.	Solar access modelling quantifies the level of solar for KWH communal open space. Whilst the recommended level of solar access is not achieved for the communal open space, it is noted that the proposed design meets all of the ADG design guidance. In particular: <ul style="list-style-type: none"> The design of the communal open space is flexible to enable a range of uses and is provided with significant views to Darling Harbour, as shown on the photomontage at Section 2.2 of the covering RTS report. Hickson Park is located at the base of the building and provides a considerable area of public open space for use. In addition to this, Barangaroo Reserve is located within walking distance of the building and provides an alternative public open space area for recreation.
2.7	Communal Open Space Demonstrate the design of the KWH communal open space will allow it to be relied on under all weather conditions, affording the area a high level of amenity despite the inconsistency with the recommended level of solar access.	The communal open space on Podium Level 2 includes a semi-enclosed seating area, which will provide shelter during inclement weather conditions. A variety of outdoor seating is also provided, which will enable future residents to seek shade or sun depending on the weather conditions.
2.8	Cross-ventilation Demonstrate the impediments to ensuring all units in the first nine storeys could be cross-ventilated. It remains unclear whether all potential design options have been thoroughly reviewed and considered to provide an effective design solution which maintains a reasonable level of amenity.	LLAI has undertaken an analysis of alternative methods of achieving cross ventilation and has determined that the proposed design is the only viable alternative due to constraints associated with achieving the minimum ceiling height recommended by the ADG and providing adequate room for services. Refer to Section 2.2 of the covering RTS report for further detail. It is noted that a similar design approach was approved as part of Buildings R4A and R4B, with mechanical ducting proposed to achieve cross ventilation.

Comments Received	Response
<p>2.9 Common circulation and spaces Provide further justification that the proposed lift access is adequate and details of operational management should all lifts not be in use.</p>	<p>LLAI has provided an analysis of the proposed vertical transport solution. The analysis confirms that the design and operation of the lifts will provide adequate access for all apartments. In the event that one of the lifts is not in use, access is provided at all lobbies to the other lifts and building management would ensure that lift access is available for all residents.</p>
<p>2.10 Storage Confirm whether the basement storage area for each unit includes the 1.08m³ recommended by Australian Standards as additional storage for bicycles.</p>	<p>The basement storage for each unit includes the 1.08m³ recommended for bicycle storage. The diagram below was included in the previously submitted Supplementary Design Report and demonstrates that adequate bicycle storage is provided:</p>  <p>The diagram consists of two parts: a cross-section and a plan view of a storage cage. The cross-section, labeled 'Indicative Storage Cage Section', shows a vertical storage zone with a bicycle mounted on a hook. Dimensions include a total height of 2600mm, with a clear height of 1800mm for the 'VERTICAL BICYCLE STORAGE ZONE'. A 'BICYCLE HOOK' is shown at the top. The plan view, labeled 'Indicative Storage Cage Plan', shows the layout of the storage zone with dimensions of 2600mm by 1200mm. It includes a 'BICYCLE STORAGE ZONE' and a 'BICYCLE HOOK' area. The plan view also shows a 'BAS - Basement Basement B3' and 'SSL - 8.250'.</p>
<p>3.0 View Impacts Confirm the consistency of the view impacts of the proposal in relation to the Concept Plan envelope and provide justification for any inconsistencies.</p>	<p>The proposed modifications to the building remain entirely within the building envelope approved as part of the Concept Plan. The view impact assessment was prepared on the basis of these building envelopes, and, as a result, there is no change to the view impacts. Refer to Section 4.4 of the covering RTS.</p>
<p>4.0 Design Excellence Provide further assessment of compliance with the design competition requirements in relation to Condition C2 Design Excellence of the Concept Approval, in the absence of a request for a waiver.</p>	<p>A Design Excellence Waiver is provided at Appendix K and demonstrates that the proposed development will achieve design excellence. Further discussion of design excellence is included at Section 4.5 of the covering RTS report.</p>

Comments Received	Response
<p>5.0 Landscaping - Interface with Surrounding Public Domain</p> <p>Provide further details and justification regarding the interface of the development with the surrounding public domain, including Hickson Park, Hickson Road and Watermans Quay. This shall include section drawings, discussion of changes in levels and any implications for accessibility.</p>	<p>Updated landscape plans are provided at Appendix J and detail the interface between the ground level of the building and the surrounding public domain.</p> <p>RLs across the Barangaroo South precinct are being coordinated with the BDA and modified to align with a proposed REF to raise the level of Hickson Road adjacent to the Stage 1B site. Upon the completion of these works, all RLs throughout Barangaroo South will be aligned. As a result, the ramp and stair access around the ground plane of Building R5 has been removed, providing for an improved interface. Further discussion is included at Section 2.3 of the covering RTS report.</p>
<p>6.0 Landscaping</p> <p>Provide further details on the design of the common spaces, and confirm adequate conditions can be provided for tree growth and safety balustrades can be accommodated to meet BCA requirements.</p>	<p>The Landscape Statement at Appendix J provides further detail on the design of the communal open spaces and details that the scheme has been designed to ensure that tree growth can be supported to a depth of 800mm. In addition to this, the landscape drawings have been updated to show that a balustrade is included to BCA standards.</p>
<p>6.1 Landscaping</p> <p>Provide details of the trees proposed at ground level within the plaza</p>	<p>Trees are proposed at ground level in the plaza in accordance with the Landscape Plans at Appendix J. Four <i>harullia pendula</i> will be planted to heights between 7m and 10m and with a canopy diameter of 3m – 5m.</p>
<p>7.0 Landscaping - Wind Mitigation</p> <p>Amend the Landscape Plans to provide design criteria to confirm the recommendations of the wind impact assessment have been incorporated into the design of the ground level and podium. Consideration should also be given to the interaction of the development with Hickson Park.</p>	<p>Four trees are proposed at ground level for wind mitigation purposes and in accordance with the recommendations of the Wind Assessment submitted with the original EIS.</p>
<p>8.0 Car Parking</p> <p>Provide revised basement plans that number the proposed parking spaces and detail all accessible parking spaces, shared zones and their dimensions.</p>	<p>Car parking plans that number each space are provided at Appendix I.</p> <p>Accessible car parking spaces have not been delineated at DA stage and will be allocated in accordance with the provision of adaptable apartments. This approach was approved for Buildings R4A and R4B, where the adaptable apartment mix was to be determined at the time of the relevant Construction Certificate (refer to Condition B34 of SSD 6964 and Condition B31 of SSD 6965).</p>
<p>8.1 Car Parking</p> <p>Provide justification for the non-provision of retail car parking spaces.</p>	<p>Retail car parking spaces are not required for the 871m² of retail GFA provided in Building R5. It is expected that this retail space will accommodate a food and drink premises or other discretionary spend type of retailer. To discourage private car travel to this part of the CBD, retail car parking spaces are not provided and it is expected that staff or customers visiting the retail will travel by public transport or alternative transport modes, with an abundance of public transport options located close by.</p>
<p>9.0 Bicycle Parking</p> <p>Provide justification for the provision of communal rather than individual bicycle parking spaces for KWH</p>	<p>Communal bicycle parking is preferred as it minimises the costs associated with occupying space in the basement.</p> <p>The proposed bicycle parking benefits from easy access to the lobby lift and continues to be a safe and secure location for residents to store bicycles.</p>

Comments Received		Response
9.1	Bicycle Parking Amend the drawings to provide end of trip facilities for non-residential users within basement.	End of trip facilities for non-residential users are located at Basement Level B1, as shown on the car parking plans at Appendix I .
City of Sydney Comments		
10.0	Key Worker Housing (KWH) The increased provision of affordable housing is supported. However there is little information within the application regarding how these will be managed and their tenure. It is recommended that the KWH be managed by a recognised community housing provider in perpetuity. It is also recommended that some 3 bedroom apartments be provided as KWH to encourage a mix of income groups and household types.	A response to these issues is provided at 1.1 and 1.2 above.
11.0	Hickson Park The parkland is not integrated with the base of the residential building but rather hidden behind large garden beds. It is considered that the interface between Building R5 and the park has not been appropriately resolved or considered.	The design of the interface between Building R5 and Hickson Park is informed by the Public Domain SSD approval. As illustrated on the Landscape Plans at Appendix J , the planter beds define generous pedestrian access routes around the base of the building, and provide a plaza area for future retail tenancies to activate the park.

Comments Received	Response
<p>12.0 Lack of Building Podiums</p> <p>The absence of podiums to the tower has not been addressed. The building presents as a sheer tower with a partial podium limited to the south-west elevation facing Hickson Street and Watermans Quay. This is contrary to the principles of human scale, breaking down building bulk and mass and wind mitigation strategies. The Barangaroo South Built Form and Urban Design Controls for Block 4A and 4B encourage a street wall to ensure a human scale and podium height to foster a coordinated streetscape and appropriate street level environment. In addition, the standard for the street wall establishment control is that all podium street walls define Watermans Quay and Hickson Road. Podium forms should be introduced to each frontage of the tower.</p>	<p>As outlined in the previous RTS, Building R5 incorporates a two-storey podium that includes retail tenancies and residential lobbies at ground level. The low-rise podium has been designed to be consistent with the maximum height of RL 22 set out in the Design Guidelines and will achieve a complementary height transition from Building C1, which is located immediately to the south. The height of the Building R5 podium is consistent with the podiums for the approved Buildings R4A and R4B. Changes were made as part of the first RTS to further define the ground plane by aligning the pedestrian colonnade with Building C1 and C2 to the south and greater setbacks of the podium to align with Scotch Row and Watermans Quay.</p> <p>The podium is defined by glass awnings and has been deliberately designed to create a human scale at ground level. The position of the awnings above street level shelters pedestrians from inclement weather conditions, such as wind or rain.</p>
<p>13.0 Building separation and visual privacy</p> <p>'Opaque facades' and 'partially opaque facades' are proposed in order to satisfy the ADG design guidance in Section 3F. It is considered the opaque facade elements are likely to diminish the outlook and amenity of apartments affected.</p>	<p>Opaque and partially opaque facades are proposed in a limited number of apartments in Building R5 to ensure that a balance of visual privacy and amenity can be achieved. This design feature was also incorporated into the approved Buildings R4A and R4B and provides a solution that will result in optimal amenity. Specifically, the opaque façade is proposed along one edge of the private open space, at the end of the kitchen bench and a small portion of the dining area. The primary living area and private open space are oriented towards Hickson Park and views of Sydney Harbour, with the opaque façade simply obscuring direct view lines to Building R4B. The highly permeable glass façade will ensure that each apartment will continue to benefit from solar access.</p>
<p>14.0 Communal Open Space</p> <p>The Level 2 and 26 common open spaces do not meet Objective 3D-1 of the ADG (minimum 50% direct sunlight between 9am – 3pm on 21 June). Only 10.7% of the area on Level 2 achieves the minimum 2 hours and 0.2% on Level 26. The applicant's submission that the high quality design of common open space design will provide good amenity, and therefore the lack of solar access should be considered acceptable is not supported.</p>	<p>This issue is addressed at Section 2.1.2 of the covering RTS Report and at 2.6 above.</p>

Comments Received	Response
<p>15.0 Solar Access</p> <p>The RTS and associated technical documentation (Appendix F – Solar and Daylight Access Study) state that the tower complies with Part 4A of the ADG Solar and Daylight access. The study provides 'sun path diagrams' which have been modelled on 'typical floor plates' however, the study does not show every floor level of building R5.</p> <p>The study provided does not clearly show that living room and private open space areas are able to receive a minimum of 2 hours of direct sunlight between 9am and 3pm in mid-winter. In addition the study does not clearly demonstrate that a minimum of 1sqm of direct sunlight, measured at 1m above floor level is achieved for at least 15 minutes.</p>	<p>The Solar and Daylight Access Study has been updated (refer to Appendix F) to clearly outline how the methodology assesses each floor level, as well as to show how the solar access to private open space and living rooms is measured. This is further discussed at Section 2.1.2 of the covering RTS Report.</p>
<p>16.0 Apartment size and layout</p> <p>Study rooms proposed in Apartment Type UA5-05 (Level 20-25) do not have an external window and contrary to the design criteria set out in Objective 4D-1 which states that every habitable room must have a window in an external wall.</p>	<p>This apartment type has been redesigned so that the subject room functions as an open storage area, and is not an enclosed room. Refer to 2.3 above.</p>
<p>16.1 Apartment size and layout</p> <p>Approximately 25 one bedrooms apartments (in Apartment Type LA5, MA5 and UA5 in stack 07) propose a depth of 8.2 metres from the window, which is greater than the maximum 8 metres.</p>	<p>As outlined in the previous RTS Report, the minor variation of 200mm is unlikely to be perceptible to future residents. Each of the apartments achieves a floor to ceiling height in accordance with the recommended design criteria and locates the primary living area on the external façade of the building, to ensure that environmental performance of the apartment is maximised.</p>
<p>16.2 Apartment size and layout</p> <p>Approximately 25 one bedroom apartments (in Apartment Type LA5, MA5, LO5 and UA5 in stack 07) propose a minimum living room width of 3.278 metres, which is below the minimum 3.6 metre width for 1 bedroom living rooms. Whilst this is not a significant departure, this is a new building and the minimum requirements should be met.</p>	<p>This variation was addressed in the previous RTS report and it was noted that the apartment benefits from a flexible layout to maximise the use of the space. Nonetheless, the design of the apartment type has been amended to provide a width of 3.4 metres. Whilst this remains a variation to the recommended design criteria, Planning Circular PS17-001 'Using the Apartment Design Guide' explicitly notes that 'apart from the non-discretionary development standards in SEPP 65, the ADG is not intended to be and should <u>not</u> be applied as a set of strict development standards'. Living room width is not a non-discretionary development standard.</p>
<p>16.3 Apartment size and layout</p> <p>Whilst the above non-compliances may not represent a significant departure from the design criteria controls, the cumulative effect is detrimental to the internal amenity for future residents. This is a new building and the minimum requirements of the ADG should be met.</p>	<p>As noted above, the proposed variations are minor and Planning Circular PS17-001 'Using the Apartment Design Guide' explicitly notes that 'apart from the non-discretionary development standards in SEPP 65, the ADG is not intended to be and should <u>not</u> be applied as a set of strict development standards'. The building is being designed by a world-leading architectural practice, accordingly, internal planning is well considered and of a high standard. It is therefore highly unlikely that the building will create a detrimental internal environment for residents to live in.</p>

Comments Received		Response
17.0	Private Open Space and Balconies Objective 4E-1 requires that 2 bedroom apartments provide a minimum area of 10sqm with a minimum depth of 2m. Apartment types LA5, MA5, LO5 and UA5 in stack 06 (25 apartments in total) propose a balcony with a maximum area of 9.2sqm.	This variation was noted and addressed in the previous RTS Report. The minor variation is unlikely to be perceptible to future residents, and is offset by an internal area that is in excess of the size recommended by the ADG. The balcony is regularly shaped to ensure useability of the space. Future residents will have access to a range of communal open spaces throughout the development as well as additional public open space in Hickson Park and throughout Barangaroo South.
17.1	Common Circulation and Spaces One lift is proposed for 48 KWH apartments, whilst two lifts are proposed for 162 on-market apartments. For buildings 10 storeys and over, the maximum number of apartments to share a single lift is 40 as required by Objective 4F-1. The applicant claims that in the event that the KWH lift is not operational, access will be provided to the northern lift back or use by the KWH residents. Clarification is required as to how this will be managed and who will be responsible for providing access between floors to the on-on-market apartments lift (i.e. security swipe passes to access floors, authorisation to unlock interconnecting doors between floors etc.). Any subdivision of the building should also ensure that access easements are created and placed on title in favour of the KWH residents.	The Vertical Transport Advice provided by LLAI confirms that the proposed lift system will adequately service the number of apartments. Should one of the lifts not be operational, building management would be responsible for managing access to lifts for all residents. This is addressed at 2.9 above.
18.0	Car Parking Supply While noting that there is a reduction of 27 car parking spaces allocated to this building (from 170 to 143 spaces), this still exceeds the maximum 115 parking spaces permitted under Sydney LEP 2012. As previously advised, the City contends that the amount of car parking pursued is excessive and unwarranted. The number of car parking spaces should be restricted to the maximum rates within Sydney LEP 2012.	Car parking is provided in accordance with the rates set by the approved Barangaroo Concept Plan MP06_0162 (MOD 8).
19.0	Accessible car parking spaces The architectural plans do not provide any accessible car parking spaces for adaptable units. The Department should ensure that the required number of accessible spaces are provided.	Accessible car parking spaces have not been delineated at DA stage and will be allocated in accordance with the provision of adaptable apartments. This approach was approved for Buildings R4A and R4B (refer to SSD 6964 Condition B33 and SSD 6964 Condition B31), where the adaptable apartment mix, and therefore corresponding accessible car parking spaces, was to be determined at the time of the relevant Construction Certificate.

Comments Received	Response
<p>20.0 Bicycle Parking</p> <p>The amended architectural drawings propose Class 2 bicycle parking spaces for KWH at B00 level. The RTS says that the on-on-market residential dwelling bicycle parking spaces will be provided in individual storage cages across the basement levels. Ideally bicycle parking to be placed at ground level and on the upper level of the basements for convenience and to mitigate conflict between vehicles and cyclists. The architectural drawings do not provide any detail to confirm if the residential storage spaces are able to provide adequate bicycle parking and accommodate the storage area recommended under Objective 4G-1 of the ADG. The RTS states that end of trip facilities for non-residential users are provided within basement B0 level, however this is not shown on the plans or discussed within the Supplementary Design Report.</p>	<p>On-on-market bicycle parking spaces are accommodated within dedicated storage cages throughout the basement. The storage cage for each unit includes the 1.08m³ recommended for bicycle storage, as illustrated at 2.10 above.</p> <p>EOTF for non-residential users are now located at Basement Level B1, as illustrated on the revised plans at Appendix #.</p>
<p>21.0 Public Domain</p> <p>Building R5 fronts the future alignment of Watermans Quay to the south and Hickson Road to the east. Watermans Quay will connect to Hickson Road in the east. Some concern is raised that the level of the podium below the building, to be set at RL 3.50 as elsewhere, creates an unnecessary need for ramps and stairs to be accessible, inside and outside the building.</p> <p>The submitted plans do not show the transition in levels along its southern boundary on Watermans Quay as it meets Hickson Road. The plans need to address these changes and show all locations fronting the public domain that will affect accessibility.</p>	<p>Updated landscape plans are provided at Appendix J and detail the interface between the ground level of the building and the surrounding public domain. All ramps and stairs are now deleted, in accordance with the overall change in levels across the Stage 1B precinct and proposed future upgrade works to Hickson Road to be undertaken by the Barangaroo Delivery Authority. The upgrade of Hickson Road is to be complete prior to Building R5 opening.</p>

Comments Received	Response
<p>21.1 Public Domain</p> <p>The RTS Landscape Plans submitted indicate a new arrangement of ramps fronting the future Hickson Park and Hickson Road. The ramp in Hickson Road is partially within the public footway and is poorly resolved in the level change.</p> <p>Whilst all ramps and level changes must occur within private land, there is insufficient information to properly understand how the ramp and level changes will interface with the public domain. Critical details of all levels changes and transitions between the building and Hickson Road, Watermans Quay, and Hickson Park need to be resolved prior to any favourable determination of this application. The Watermans Quay frontage is of particular concern given the narrow footway.</p>	<p>Refer to comments above.</p>
<p>21.2 Public Domain</p> <p>Should the Department be of the mind to support the application, the City's suite of standard public domain conditions addressing alignment levels, dilapidation reports of the public domain, stormwater, lighting, submission of public domain plans, provision of security, defects liability periods and the like, should be imposed.</p>	<p>Noted.</p>
<p>22.0 Wind mitigation</p> <p>The Wind Assessment submitted as part of the RTS states that a set of treatments are required for certain locations to achieve the desired wind speed criteria for pedestrian comfort and safety. The landscape plans submitted do not provide any design criteria to confirm the recommendations of the wind impact assessment have been incorporated into the design of the ground level and podium.</p>	<p>Updated landscape plans are provided at Appendix J and confirm that wind mitigation measures will be incorporated into the ground plane to meet the recommendations of the Wind Assessment. Specifically, four of the recommended tree species <i>Harpullia Pendula</i> is provided. These trees will grow between 7m to 10m in height with a canopy diameter of approximately 3m to 5m.</p>

Comments Received	Response
<p>22.1 Wind Mitigation</p> <p>In addition to the above, the proponent states that public domain works proposed under SSD 16_7944 for Hickson Park will be completed prior to the occupation of any of the One Sydney Harbour buildings and the wind mitigation provided by this future landscaping will ensure that wind mitigation is to be maximised at the ground plane.</p> <p>The City is concerned with the above statement by the proponent because as part of SSD 7944 (Barangaroo South Stage 1B – Public Domain Works) there will be a designated exclusion zone around the public domain and surrounding the sites of the future residential buildings R4A, R4B and R5 (refer proposed exclusion zone plan).</p> <p>The exclusion zone confirms that the row of trees in the park would be planted after the tower is complete and therefore, the wind impacts would not be appropriately mitigated. In addition, the nature of the slab restricts appropriate soil depth in this location and mature tree planting will be relying on soil mounding which will impact on the growth of the trees.</p>	<p>Public domain works, including wind mitigation tree planting, are required to be completed prior to the issue of an OC for all of the One Sydney Harbour buildings. As a result, tree planting will be completed prior to occupation of Building R5. It is noted that no exclusion zones are approved for the Stage 1B Precinct and that all public domain works, including wind mitigation measures, will be implemented in accordance with the relevant conditions of consent. Construction sequencing set out in the conditions for SSD 6964 and 6965 requires that all public domain works are completed prior to OC, and it is expected that similar condition will be imposed on this application.</p> <p>Tree pits have been provided to a depth appropriate for the proposed tree species and are illustrated on the Landscape Plans at Appendix J.</p>
<p>23.0 Ground Floor Plaza Tree Planting</p> <p>No design detail has been submitted for the 4 trees proposed at ground level within the plaza (and within the building envelope boundary) – see below.</p>	<p>Updated landscape plans are provided at Appendix J and detail the proposed tree planting. This is addressed at 6.1 above.</p>

Comments Received	Response
<p>23.1 Ground Floor Plaza Tree Planting</p> <p>There is insufficient information for the design of common open spaces. The plans are conceptual with no levels, minimal annotations, no planting design or schedules. This is not acceptable for a detailed (and final) development application.</p> <p>For example, the Section drawing (dwg RPB430-SE-R5004[G]) indicates 800mm depth raised planter with trees and shrub species is proposed, which is insufficient. A minimum 1000mm soil depth is required for tree planting on slab. In addition, there is no balustrade shown on top of the parapet at the edge of the perimeter maintenance path. The design is not compliant with BCA and Working at Height regulations.</p> <p>The landscape design requires amendment to provide adequate soil depth for tree planting on slab and the inclusion of safety balustrades. Details on the design of raised planters and free standing pots, soil depth and volume for trees on slab, plant schedule are missing.</p>	<p>Updated landscape plans are provided at Appendix J and detail the design of common open spaces. These detailed plans confirm that the proposed design is compliant with the BCA and that appropriate soil depth can be achieved for the proposed planting.</p>
<p>23.2 Common Open Space Generally - Level 2 and Level 26</p> <p>There is insufficient information for the common open space. The plans submitted are conceptual in nature with no levels and minimal annotations. The design of covered shelters, trellis with climbers, details on whether furniture is fixed, depth of planters and free standing pots, soil depth and volume for trees on slab, location of balustrades and /or safety anchor points have not been provided.</p>	<p>Updated landscape plans are provided at Appendix J and detail the design of common open spaces.</p>