

18 February 2021

Your Ref: SSD-6966-MOD-1
Our Ref: R/2016/37/B
File No: 2021/050158

Marcus Jennejohn
Senior Planning Officer
Department of Planning, Industry and Environment

via Planning Portal

Dear Marcus

New Request for Advice – Barangaroo Building R5 Mod 1 Design Amendments – SSD-6966-MOD-1

Thank you for your correspondence dated 27 January 2021 requesting advice from the City of Sydney Council (“the City”) in relation to proposed design amendments for Building R5 at Barangaroo. The City has reviewed the submitted documentation and would like to convey our disappointment that issues raised in our previous objection of 2 March 2019 are not adequately resolved, particularly the lack of building podiums to address wind conditions, lack of suitable apartment mix and residential amenity provided to key worker housing, winter solar access to communal open spaces, excessive car parking and wind mitigation measures.

The City makes the following comments for your consideration.

1 Key Worker Housing

The City welcomes the proposed additional housing for key workers. However, the location of these apartments at Level 1 with few amendments to the apartment’s design will result in poor solar access to apartments and common open spaces, with approximately 75% of key worker apartments failing to achieve minimum solar access requirements. This further diminishes the provision of adequate residential amenity within the building for the key worker user group.

It is unclear whether the impacts of the location on Level 1 has been adequately considered, particularly regarding acoustic privacy and the proximity of apartments to noise sources on Hickson Road and surrounding uses. It is uncommon to find residential uses so close to the ground floor in a CBD context as they cannot struggle to comply with acoustic requirements. The submitted supporting written documents do not address acoustic compliance with parts 4H and 4J of the ADG.

A further issue is raised regarding the intermingling of retail and residential uses on Level 1. It is unclear why the retail use requires access to the residential lift foyer at Level 1 and clarification is requested. This is adding further pressure on the single lift core allocated to the key worker housing, approved to service 48 apartments and is inconsistent with ADG Objective 4F-1.

Overall, the proposed modification makes no attempt to increase the amenity of these apartments by further decreasing solar access compliance and restricting access to communal open spaces to an overshadowed terrace at Level 2.

2 Residential apartments

The application proposes amendments to residential apartments to accommodate additional studies and reconfigured layouts as a result of the proposed increased floor plates. The internalised studies are located at a significant distance from a natural light source, resulting in artificial lighting being required to illuminate the space and is inconsistent with ADG Objective 4D-2.

This issue is further exacerbated with the increased apartment plan depths which exceed 8m. This was raised as an issue in the City's previous objection and the additional apartments that now exceed this design criteria further reduce the environmental performance of the building. The design verification statement submitted with the application acknowledges the non-compliances and states the apartments achieve the design intent, however, the justification that the apartments are provided with full height windows and are open plan is not sufficient justification for the non-compliance and no further discussion is provided as to how the design intent is achieved.

3 Increased building bulk

The proposed modification seeks consent to increase the glass line of the building to the north towards Hickson Park increasing potential impacts on the public park and the surrounding public domain areas. The submitted wind report shows inconsistencies with the application regarding the description of the proposed design amendments and makes reference to an outdated set of architectural drawings. It is unclear whether the findings of the report accurately reflect the proposed amended development and if there are any additional adverse wind impacts on the public domain. Further clarification is requested.

Additionally, the increased building bulk now appears to be inconsistent with the established 12-16m exclusion zones between the three residential buildings and the edge of Hickson Park as approved in the public domain works consent SSD 7944. The proposed skewed building line and increase to the bulk of the building impacts the approved consistent building line for residential buildings R4A, R4B and R5 and reduces public amenity by impacting circulation spaces at the ground floor plane. It is recommended that the applicant prepare a response as to whether the public domain works approval was considered in the preparation of this application and a justification for the encroachment into the established exclusion zone.

Should you wish to speak with a Council officer about the above, please contact Marie Burge, Planner, on 9265 9333 or at mburge@cityofsydney.nsw.gov.au

Yours sincerely,



Graham Jahn AM LFRAIA Hon FPIA
Director
 City Planning | Development | Transport