

20 August 2021

File No: 2021/368689
Our Ref: R/2019/26/C

David Glasgow
Director, Key Sites Assessments
Planning and Assessment
Department of Planning, Environment and Industry
Locked bay 5022, Parramatta, NSW 2124

Via Planning Portal

Dear David,

Supplementary Response to Submissions – Atlassian Office and Hostel Development – SSD 10405

Thank you for your providing City staff the opportunity to respond to the applicant's Supplementary Response to Submissions. City staff have reviewed the accompanying documentation and provide the following feedback:

Wind acceleration

1. The City remains concerned that the development will result in unsafe wind conditions throughout private and public domains, regardless of future development within the Western Gateway. The proposal to burden the public domain with 'temporary' elements to mitigate impacts is sub optimal, diminishing the amenity of the future 'third square', restricting sitting space for pedestrians at Railway Square, and creating potential conflict between pedestrians and vehicles on Lee Street.
2. The development remains inconsistent with the recently gazetted Western Gateway Design Guide. The onus is on the design to address induced adverse wind conditions without unnecessarily burdening the public domain.

Heritage

3. The City maintains its objections to the structure and treatment above the state listed heritage shed roof, and request that this unnecessary element is deleted from the plans. Some minimal structure may be appropriate subject to consultation with the City and Heritage NSW to achieve fire egress where there is no alternative route of escape.
4. However, if DPIE concludes to approve this arrangement, the City requests that the applicant's proposed design modification condition is amended as follows:

Prior to the release of the Construction Certificate for Stage 6 the design of the ~~western component of the~~ former inwards parcels shed roof (as identified on DA-

10B-G03-01) is to be modified. The following matters are to be taken into consideration.

(a) Design modification must, where possible, preference the retention **and visibility of heritage fabric** ~~and the ability to perceive~~ of the inwards parcels shed roof form **by maximising the metal roof sheet exposure to a minimum 1.5 metres from the north, south and west edges of the roof.**

(b) Evidence of consultation and endorsement of design modifications is to be provided. Consultation is to occur with Heritage NSW, the City of Sydney and the Design Integrity Panel.

Documentation confirming the endorsed design modification and consultation is to be submitted for approval by the Secretary of the Department of Planning, Industry and Environment.

Note – This condition does not preclude the temporary dismantling of the former inwards parcels shed.

5. The City commends the applicant's commitment to incorporate Designing with Country within the development, however, as previously stated the shed roof overlay is a poor solution.

Landscaping

6. The success of the landscaping within both the public and private domains is to be commended. The ambitious greening of the building and its surrounds is fundamental for the development to achieve design excellence. As such, the City requests that DPIE impose suitable conditions to the effect of those previously recommended by Council. This will ensure that the applicant has access to the City's experts in the design development of their landscaping. Please note that small trees within the public domain are unlikely to achieve the necessary wind mitigation proposed.
7. It is imperative for landscaping within the public domain to be determined prior to construction stage 2A to ensure sufficient structure and services are provided to support the approved landscaping. It would not be appropriate to allow these details to be provided at construction stage 7.

Public Art

8. The applicant presented the Public Art Strategy to the City's Public Art Advisory Panel (PAAP). Please refer to their feedback attached which has been provided to the applicant.
9. The PAAP has recommended that an overarching public art strategy and fund be established for the Central Precinct, bringing together the three proponents within the Western Gateway and Transport for NSW. A minimum 0.5 - 1% CIV of each development could be used for public art throughout the precinct and appropriate locations within publicly accessible areas of the precinct could be nominated for

public art installations. This is a more holistic approach that could greatly assist in unifying the various sub-precincts and deliver a more substantial contribution to the public realm.

Should you wish to speak with a Council officer about the above, please contact David Zabell, Senior Planner, on 9265 9333 or at dzabell1@cityofsydney.nsw.gov.au

Yours sincerely,

A handwritten signature in black ink, appearing to read 'G Jahn', with a large, stylized flourish at the end.

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