

11 January 2022

Your Ref: SSD 6964 MOD 4, SSD 6965 MOD 5 & SSD 8892218 MOD 1
Our Ref: R/2016/35/F, R/2020/13/C & R/2015/36/F
File No: 2022/007671

Candice Pon
Planning Officer – Key Sites Assessment
Department of Planning, Industry and Environment

Via Planning Portal

Dear Candice

Advice on Modifications – Barangaroo South – Building R4A – SSD 6964 MOD 4 and Building R4B – SSD 6965 MOD 5 and SSD 8892218 MOD 1

Thank you for your correspondence dated 21 December 2021 inviting the City of Sydney Council (“the City”) to provide comments on the proposed design modifications to Buildings R4A and R4B located within Barangaroo South.

The City has reviewed the proposed modifications to Building R4B as approved under applications SSD 6965 and SSD 8892218. Proposed modifications include the following:

- Strada transfer from Building R4A to R4B
- Revised car park entrance
- Alteration to secondary exit arrangement for ground level lobby
- Internal reconfiguration of services, storerooms and access arrangements
- Layout changes to pool and ancillary communal facilities
- Revision to signage zones
- Deletion of conditions relating to obstacle lighting

Generally, no objection is raised regarding the proposed modifications. Clarification is sought, however, as to how wide the driveway opening is proposed to be increased. The submitted plans indicate that the ramp door is proposed to be relocated and the facade be updated, and the design report notes the carpark entry width is proposed to be increased, however, no details are provided as to the proposed new width of the opening.

The City generally recommends, as per Section 3.11.11 of the Sydney Development Control Plan 2012, that carpark openings have a maximum width of 4m to ensure pedestrian and cyclist safety and amenity is prioritised. The proposed opening of over 10m is significantly wider than this recommendation and reconsideration should be given to this aspect of the proposal.

The City also notes proposed modifications to application SSD 6964 relating to Building R4A. Proposed modifications include the following:

- Strada transfer from Building R4A to R4B
- Landscape adjustments to ground plane to delete two trees
- Modification to ground floor entry vestibule design and adjoining signage zone

- Conversion of a 4-bed to 3-bed apartment on Level 58
- Deletion of conditions relating to obstacle lighting

The City questions the need for the removal of the two trees when considering the long-term impacts of the trees on sightlines to Hickson Park. Although it is acknowledged that there is significant planting approved in Hickson Park, any removal of future canopy coverage should be avoided as the benefits of additional canopy to pedestrian amenity outweigh potential impacts, particularly in relation to wind protection and shading in addition to general heat mitigation. As the trees mature, it is unlikely that pedestrian sightlines would be significantly impacted, and reconsideration should be given to maintaining the trees as approved.

No objection is raised in regard to the remaining proposed modifications to building R4A.

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

Yours sincerely,

A handwritten signature in black ink, appearing to read 'A-T' with a stylized flourish.

Andrew Thomas
Acting Director
City Planning | Development | Transport