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File No: R/2016/35/B and D/2016/36/B

Karl Fetterplace
NSW Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

By email: karl.fetterplace@planning.nsw.gov.au

Dear Karl,

**Barangaroo Buildings R4A and R4B – SSD 6964 and SSD 6965 Mod 1 –
R/2016/35/B and R/2016/36/B**

Thank you for your correspondence dated 24 October 2019 inviting the City to comment on the subject applications. The City objects to the proposal regarding the provision of car parking and the enclosure of balconies below 30 metres. Attention is also drawn to the requirements of the EP&A Act, Regulation and SEPP 65 with regards to the design quality of residential apartments.

Car parking

The City maintains its disappointment and objection to the excessive provision of car parking, which stands to increase as part of the proposed modifications while the total number of apartments decreases. The provision of 710 car spaces is unconscionable given the sites are located within close proximity to existing and future high frequency public transport, contributing to traffic congestion in the area. It is noted that, based on the City's **maximum** car parking rates for sites located in areas with good public transport, the combined car parking provision for the buildings should not exceed 391 car spaces.

The City requests that, at the very least, the provision of car parking is reduced relative to the reduction in the number of apartments.

Winter balconies

The City's planning controls include provisions for winter gardens to dwellings considered "wind affected", that is, where the dwellings are located 30 metres above ground level – see Clause 4.5A of the Sydney Local Environmental Plan 2012. The application states that the balconies located at levels 1-19 will also be wind affected, however, this is not verified by a wind report.

The City requests that winter balconies are only permitted in accordance with this standard, in particular:

- (a) the balconies below the 30 metre threshold remain permanently open;

- (b) the excluded balcony gross floor area does not exceed 15% of the gross floor area of the apartment to which the balcony is attached;
- (c) the wind-affected balcony is used, or designed to be used, as external open space;
- (d) the wind-affected balcony has sufficient natural ventilation; and
- (e) the partial enclosure of the wind-affected balcony does not increase the apparent bulk of the building.

Design verification statement

Clause 115(3) and (3A) of the Environmental Planning and Assessment Regulation 2000 requires the submission of a design verification statement that provides an explanation of how:

- (i) *the design quality principles are addressed in the development, and*
- (ii) *in terms of the Apartment Design Guide, the objectives of that guide have been achieved in the development, and*
- (c) *verify that the modifications do not diminish or detract from the design quality, or compromise the design intent, of the development for which the development consent was granted.*

The design report prepared by Renzo Piano does not address the design quality principles of the SEPP 65 and, in particular, Objective 4E-1 of the Apartment Design Guide.

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,



Andrew Rees
Area Planning Manager
 City Planning, Development & Transport