

## Rebecka Groth

---

**From:** Russell Hand <RHand@cityofsydney.nsw.gov.au>  
**Sent:** Tuesday, 22 November 2016 12:12 PM  
**To:** Rebecka Groth  
**Cc:** Christopher Corradi  
**Subject:** Barangaroo SSD applications for Residential Towers R4A, R4B and R5

Dear Rebecka,

My Manager has asked that I relay the City's high-level issues with the SSD applications for Barangaroo Residential Towers R4A, R4B and R5.

The City's letter fleshing out this issues will follow.

The letter is an objection to the applications.

There is one letter for all three applications.

Issues:-

- Inconsistency with Concept Plan should the current court appeal for MOD 8 and Crown Resort SSD be successful. There is significant planning uncertainty associated with the Concept Plan
- Premature lodgement of applications in advance of coordination with the surrounding land, most notably Hickson Park but also other land uses. There are very clear issues of lack of coordination in the applications
- Insufficient appreciation of the context of the applications leading to inability to determine the full range of environmental impacts
- Non-compliances in relation to the Apartment Design Guide
- Lack of podiums to towers
- Pedestrian wind impacts are excessive and requires coordinated mitigation
- "Strada" canopy between R4A and R4B is not supported and should be deleted in favour of genuine public open space
- Closure of the through-site link between R4A and R4B at night is not justified in the applications and is not supported
- Further consideration to be given to operational noise impacts of retail tenancies and on child care centres
- Further consideration to be given to Crime Prevention Through Environmental Design matters.

As mentioned in my correspondence this morning, the objection may be with you by the end of this week.

Regards,

Russell Hand  
Senior Planner  
Planning Assessments



Telephone: 9246 7321  
[cityofsydney.nsw.gov.au](http://cityofsydney.nsw.gov.au)