

BARANGAROO SOUTH

RTS RESPONSE – BAR418–SB-98-03

SEPTEMBER 2017

Comment From Planning And Environment

Revised plans, Reports and Documentation

As a resident in the Anadara building I am looking forward to the continued development of the Barangaroo precinct, however, I wish to lodge an objection to a section of the planting strategy in Watermans Cove due to view loss.

The living area of my home provides distant, unobstructed views to the north east, an aspect which is recognised in Part 3 of the Barangaroo south development application report 2017 (design concept) as a “significant” and “key” view. When mature, the proposed avenue planting (Waterhousea floribunda var. ‘Green Avenue’) and raised planter trees (Corymbia maculata and Corymbia gummifera) will heavily filter, if not completely block these views due to the height of the proposed trees and density of their foliage.

Apartments in Barangaroo attract a significant premium due to their location and views. The average price of apartments in Barangaroo is substantially higher than the Sydney average and reflects the value residents such as myself are prepared to place on views in particular. Views are therefore treasured and should be considered as a very valuable commodity.

I ask that alternate species be selected for the Watermans Cove area that are not overly large and which, at maturity, will not impact the previously unencumbered views to the north east enjoyed by myself and other surrounding residents.

I am excited to see the precinct continue to transform and am available to discuss this submission further if required.

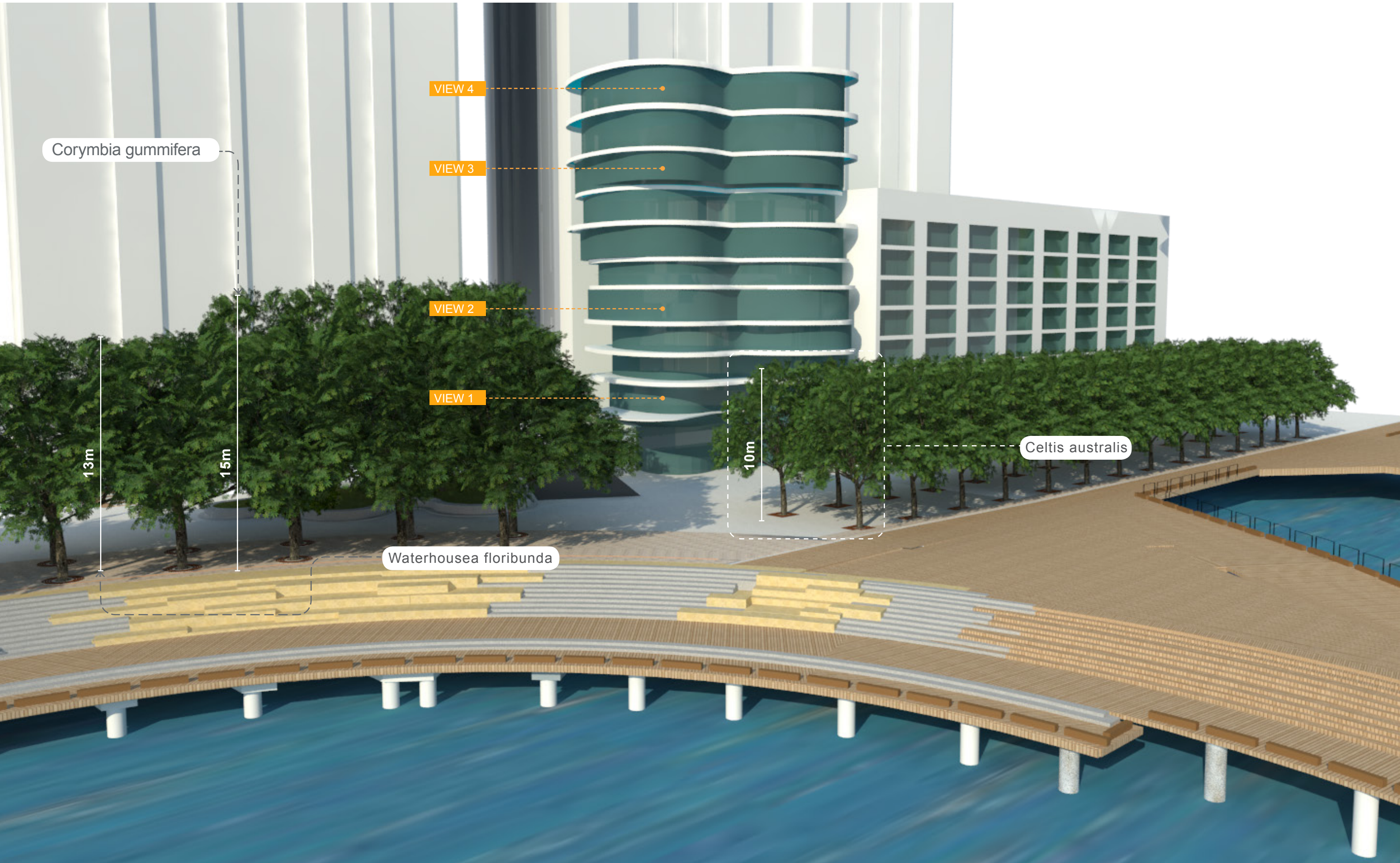
Response

A view analysis has been developed from the information provided in the RTS
Trees species have been modelled at their assumed maximum height given the conditions.

Existing view to north-east



Response to submission image location



1 Response to submission view 1



2 Response to submission view 2



3 Response to submission view 3



4 Response to submission view 4

