



04 September 2019

Mr David McNamara
Director Key Sites Assessments
Department of Planning, Industry and Environment

By email: david.mcnamara@planning.nsw.gov.au

Cc: cameron.sargent@planning.nsw.gov.au

Dear Mr McNamara,

Barangaroo Residential Building R5 (SSD 6966)

In its initial consideration of the abovementioned application, the Commission has identified a number of matters requiring further clarification. The Commission seeks the following clarification, advice and information from the Department, which will be discussed at the meeting on 5 September 2019.

Wind impacts

1. The Commission is interested to better understand how the Department has assessed wind impacts with regard to future pedestrian comfort levels around the tower base and the adjoining park and the ability for passive enjoyment of spaces (e.g. sitting, where this would be expected).

Tower design

2. The Commission seeks clarification from the Department in relation to its assessment of the appropriateness of the design/form of the tower, particularly the elevation fronting Hickson Road.
3. Noting the consideration of materiality during the determination of Buildings R4A and R4B, the Commission is interested to better understand the Department's consideration of the proposed tower materials and their relationship to neighbouring buildings.

Public domain and landscaping

4. The Commission seeks further clarification of the relationship of the development to the Stage 1B public domain works, including any landscape exclusion zones required to facilitate the construction of Building R5.
5. The Commission seeks details of whether the tree species proposed (*harullia pendula*) has been planted elsewhere in the Precinct and any associated maintenance or safety considerations.

Key Worker Housing

6. The Commission is interested to better understand the management of the Key Worker Housing, including factors the Department considered in its assessment.



Basement car parking and loading dock

7. The Commission seeks further clarification on the Department's assessment of car parking provision (Key Worker Housing) and capacity of the consolidated basement loading and unloading facilities.

Other considerations

8. The Commissions seeks advice from the Department to better understand the likely timeframe for the completion of the following developments within the Barangaroo Precinct and how these development timeframes relate to the predicted construction / occupation of the current proposal:
- neighbouring approved towers R4A and R4B
 - Stage 1B / Hickson Park public domain works
 - Barangaroo Metro Station.
9. Is the Department aware of any modification applications currently under assessment that are relevant to the subject proposal before the Commission.

If you have any questions please contact Xanthe O'Donnell, Principal Planning Officer, on 9383 2137 or at xanthe.odonnell@environment.nsw.gov.au.

Yours sincerely

Anna Summerhayes
A/Executive Director
Independent Planning Commission